

Key: 5843

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.307

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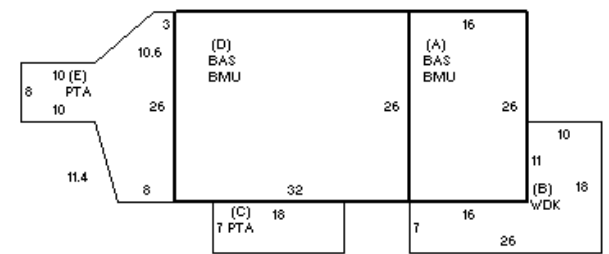
CURRENT OWNER				PARCEL ID				LOCATION			
ALDERSON CHRISTOPHER JOHN & BETH SAMPSON				6C-97-S67				75 PINE KNOLL AVE			
598 WEBSTER ST NEEDHAM, MA 02494				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				ALDERSON CHRISTOPHER JOHN		06/30/2020	QS	604,000	33031-30		
				75 PINE KNOLL AVE REAL ES		10/13/2009	A	1	24089-333		
				GORMAN FRANCIS J JR & CL		03/29/1994	A	1	9117-83		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-851	10/12/2022	10	Reroof	11,200	03/27/2023	NF	100	100
		8	Cyc. Reinsp.		11/18/2021	TCK	100	100
		98	SALES QUESTI				100	100
21-458	10/05/2020	12	INSULATION	5,795	04/16/2021	NF	100	100
	07/30/2020						100	100
	02/16/2009	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,844	SC	1.00	100	1.00	100	1.00	VW7	1.75		509,160

TOTAL	16,844 SF	ZONING	R20	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Marshfront			LAND	509,200	424,300
Infl1	100		LAND BUILDING	302,100	275,400			
Infl2	100		DETACHED	800	800			
			OTHER	0	0			
					TOTAL	812,100	700,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12		96	14.26	800



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/18/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/14/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	0.875
\$NLA(RCN)	\$336	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,248		69.04	86,166
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	416	1994	236.56	98,410
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	292		58.40	17,053
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	448		17.90	8,019
FLOOR COVER	13	HARDWD/CARPET	1.00	D	BAS	L	BAS AREA	832	1960	236.56	196,821
INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 10P	1		7,477.00	7,477
HEATING/COOL	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	419,623
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$302,100

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