

Key: 5852

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.316

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAHILL CHRISTOPHER J & LYNNE M 81 WOODSIDE RD WINCHESTER, MA 01890				6D-16-G32				24 EILEEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAHILL CHRISTOPHER J & LY				03/29/2013	QS	435,000	27251-51				
FONTAINE J MARC & MARYANN				09/22/1983	QS	22,000	3874-341				
GARVEY MARYANN				04/15/1983	QS	10,900	3717-144				

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	%
000000553	03/02/2005 08/16/2004	50 99	Meas & List n/a	2,100		RRC	100	100

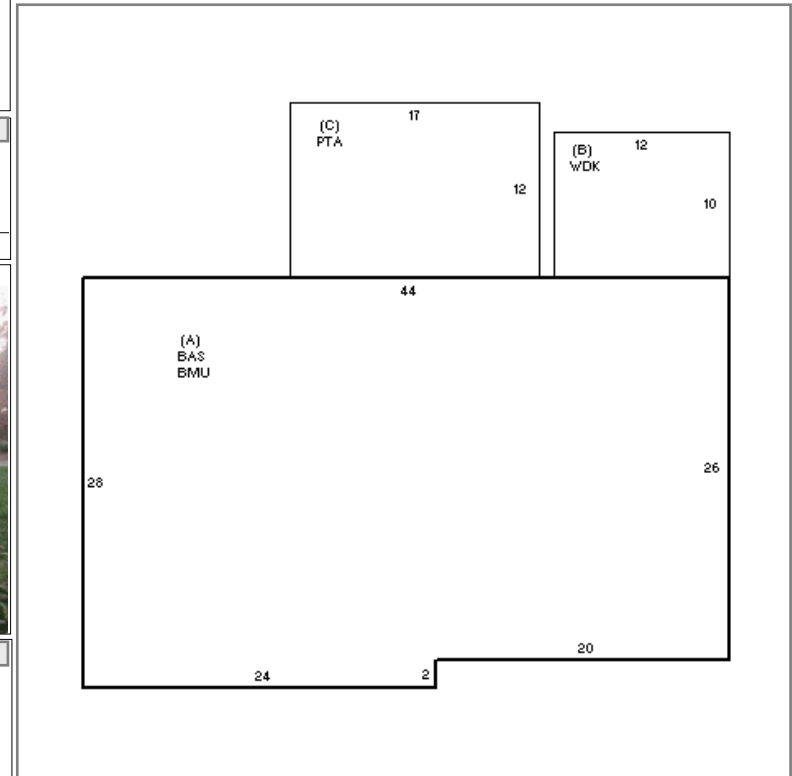
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	SC	1.00	1.00	476,450	2.98	1.00	R03	1.30		354,700

TOTAL	10,900 SF	ZONING	R20	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	354,700	295,600
Inf1	100		BUILDING	306,400	282,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>661,100</b>	<b>578,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/9/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/17/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	0.892
\$NLA(RCN)	\$334	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,282	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		69.67	83,046
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,192	1983	244.08	290,948
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		58.40	7,008
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO/STOOP	204		17.90	3,652
FLOOR COVER	1	HARDWOOD	1.00	O	F11	O	FPL 1S 10P	1		7,477.00	7,477
INT. FINISH	2	DRYWALL	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477
HEATING/COOL	11	HT-WT/COOL AIR	1.05								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	397,890
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$306,400