

Key: 5973

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.438

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY MAUREEN 53 TROWBRIDGE AVE NEWTON, MA 02160				6E-35-G20				26 TOMS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY MAUREEN				10/16/1998	H	186,000	11767-245				
GILMARTIN, WILLIAM				03/08/1996	H		10090-122				
WM. F.				05/26/1995	A	1	9685-227				

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	%
17-263	04/13/2017	3	Renovations	41,000	07/19/2018	WFF	100	100
11-529	12/19/2011	3	Renovations	50,000	04/27/2012	MR	100	100
	02/17/2009	50	Meas & List			RRC	100	100
1987044	04/03/1987	99	n/a				100	100

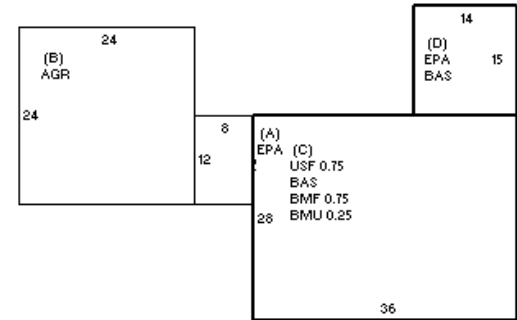
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,300	SC	1.00	100	1.00	100	1.00	R03	1.30		369,020

TOTAL	14,300 SF	ZONING	R20	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	369,000	307,500
Inf1	100		BUILDING	533,900	492,000			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
TOTAL			903,900	800,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/07/2021
SHF	A	1.00	20 0.80 10X8		80	15.24	1,000		

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/7/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/12/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMF=.5BATH .2RMS



YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,439
NET AREA	1,974	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	EPA	N	ENCL PORCH	306		133.70	40,912		
\$NLA(RCN)	\$347	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	576		77.17	44,449		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	252		90.48	22,801		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BMF	N	BSMT FINISH-SEP	756		108.60	82,102			
ROOMS	6	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UP-STRY FIN	756	1987	214.25	161,972			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,218	1987	252.49	307,536			
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			10,376.00	10,376			
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	1			6,222.00	6,222			
FIXTURES	8	\$6,592					ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477			
UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$533,900
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