

Key: 6

Town of CHATHAM - Fiscal Year 2024

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

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PAUL C & PAMELA J JULIAN 2002 TRST JULIAN PAUL C TRUSTEE 7 ALY RAISMAN WAY NEEDHAM, MA 02492-1558				10A-3-H1				138 MOONCUSSERS LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PAUL C & PAMELA J JULIAN				10/18/2013	O	5,200,000	(201779)					
PREOTLE JILL C				05/07/1992	A	1	(126482)					
PREOTLE				01/31/1986	QS	690,000	(105189)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	1.00	100	1.00	MDW	1.10	CF5	11.00	4,072,220
200	S	40,000	CH	1.00	1.00	100	1.00	CF5	11.00			2,773,740
300	A	0.422	CH	1.00	1.00	100	1.00	CF5	11.00			89,130

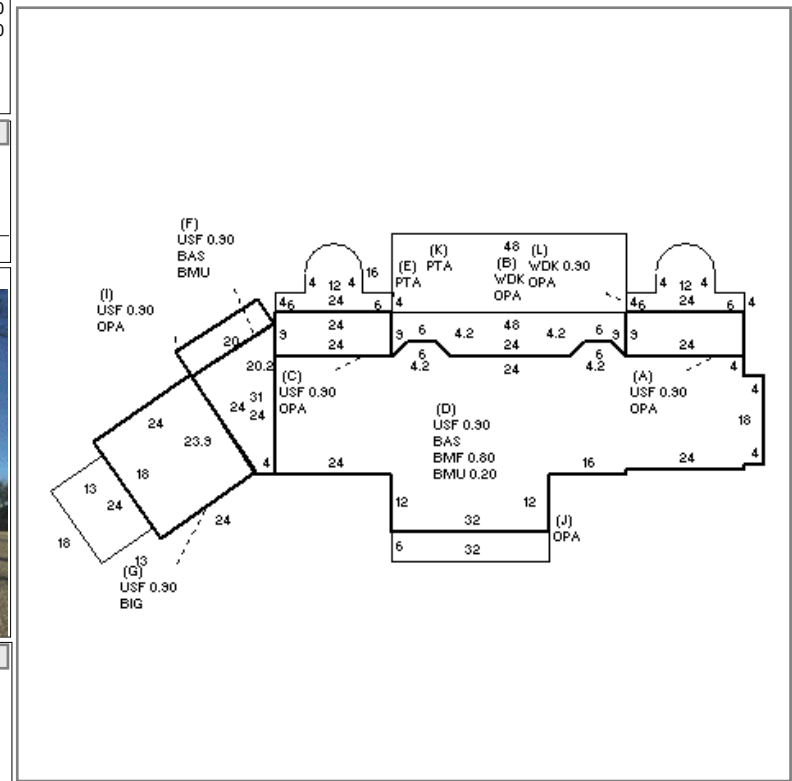
TOTAL	2.259 Acres	ZONING	R40	FRNT	450	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Ocn Wv & Pd Frt	LAND		6,935,100	5,778,700		
Inf1	100		BUILDING		11,144,600	9,904,900		
Inf2	100		DETACHED		15,400	14,700		
			OTHER		1,067,500	940,100		
				<b>TOTAL</b>	<b>19,162,600</b>	<b>16,638,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	S	3.00	10 0.90 12X8	2016	96	178.23	15,400



BLDG COMMENTS  
BMF= 2 LANE BOWLING ALLY

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-675	11/02/2015	6	Pools etc	32,000	05/16/2017	NF	100	100
14-389	07/08/2014	1	New Construc	4,363,620	05/16/2017	NF	100	100
14-354	06/24/2014	5	Demolitions	18,000	05/05/2015	MW	100	100
14-285	05/23/2014	5	Demolitions	5,800	05/05/2015	MW	100	100
	05/21/2005	50	Meas & List			RRC	100	100



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/16/2016	WFF
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	7/5/2017	TD
QUALITY	S	4.95	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,894	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$1,757	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
				ROOF SHAPE	3	GAMBREL	1.00
				ROOF COVER	2	WOOD SHIN	1.01
				FLOOR COVER	1	HARDWOOD	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOL	11	HT-WT/COOL AIR	1.05
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	1,323		376.69	498,366
+	USF	L	UP-STRY FIN	3,800	2014	1,239.30	4,709,336
+	WDK	N	WOOD DECK	559		289.08	161,598
+	BMU	N	BSMT UNFINISHED	862		371.39	320,141
D	BMF	N	BSMT FINISH-SEP	2,232		537.57	1,199,855
+	BAS	L	BAS AREA	3,094	2014	1,460.52	4,518,845
+	PTA	N	PATIO/STOOP	969		88.60	85,858
G	BIG	N	BUILT-IN GARAGE	576		371.22	213,825
H	AGR	N	ATTACHED GARAGE	234		371.23	86,868
	F21	O	FPL 2S 1OP	2		51,361.20	102,722
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	2		30,796.45	61,593
	ODS	O	OUT DOOR SHWR-A	1		7,311.20	7,311

TOTAL RCN	12,113,655
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$11,144,600

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PAUL C & PAMELA J JULIAN 2002 TRST		10A-3-H1		138 MOONCUSSERS LN	
JULIAN PAUL C TRUSTEE		TRANSFER HISTORY		DOS	T
7 ALY RAISMAN WAY				SALE PRICE	BK-PG (Cert)
NEEDHAM, MA 02492-1558					

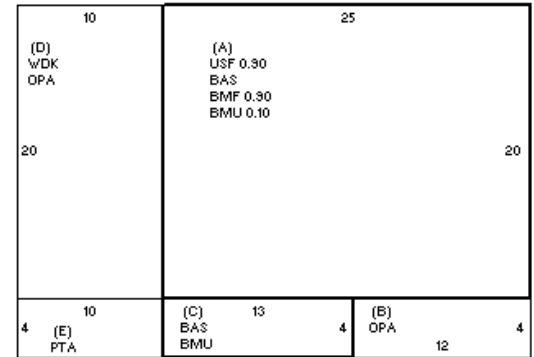
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,067,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/13/2017

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/16/2016	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	7/5/2016	TD
QUALITY	E	3.50	EXCELLENT [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	BMF=		

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,160,303
NET AREA	1,002	DETAIL ADJ	0.884	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	102		316.68	32,302		
\$NLA(RCN)	\$1,158	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	450		380.10	171,045		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BAS AREA	552	2014	888.77	490,602		
				ROOF COVER	2	WOOD SHIN	1.01	A	USF	L	UP-STRY FIN	450	2014	754.15	339,367		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	248		266.35	66,056		
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	200		204.40	40,880		
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	PTA	N	PATIO/STOOP	40		62.65	2,506		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		5,169.50	5,170		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2014 / 8	
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,067,500