

Key: 603

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 691

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUISTRO CHRISTOPHER M 62 RONALD C MEYER DR N ATTLEBORO, MA 02760				11D-9-C17B				99 POND VIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUISTRO CHRISTOPHER M				03/21/2016	QS	772,000	29523-92				
ANTONIK PJ & ELIZABETH				01/09/2015	O	340,000	28622-54				
COLE IV HERBERT A ET AL				01/10/2002	A	1	14685-244				

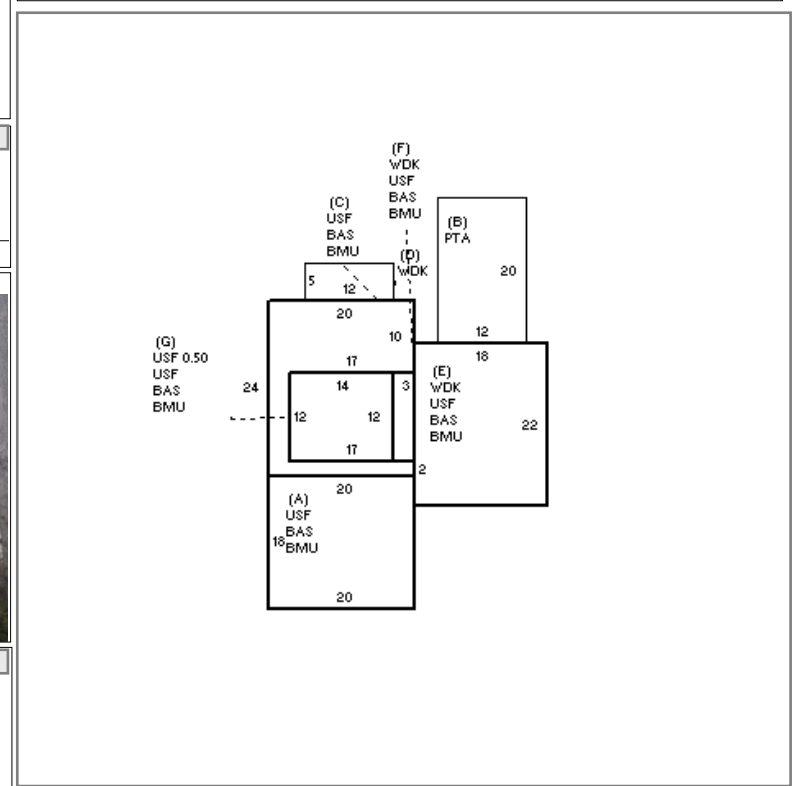
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-440	05/11/2022	99	n/a		04/12/2023	NF	100	100
	01/14/2021	2	Additions	180,000	04/29/2022	NF	100	100
	06/29/2016	98	SALES QUESTI				100	100
15-215	05/01/2015	3	Renovations	132,000	05/31/2016	WFF	100	100
15-115	03/17/2015	5	Demolitions	800			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,412	WC	1.00	1.00	513,100	3.09	1.00	1.00	R04	1.40	379,500

TOTAL	10,412 SF	ZONING	R20	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	379,500	316,200
Inf1	100		BUILDING	809,700	744,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,189,200</b>	<b>1,060,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/12/2023



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2016	WFF
MODEL	1		RESIDENTIAL	LIST	11/7/2016	APK
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/21/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
INTERIOR ESTIMATED PER PLANS 5/11/2022

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,344					
NET AREA	2,556	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,236		83.02	102,611	CONDITION ELEM	CD					
\$NLA(RCN)	\$333	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	360	1930	293.66	105,716	EXTERIOR	G					
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	360	1930	249.18	89,704	INTERIOR	G					
				ROOF COVER	2	WOOD SHIN	1.01	B	PTA	N	PATIO/STOOP	240		21.48	5,155	KITCHEN	G					
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	480	2015	293.66	140,956	BATHS	G					
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	480	2015	249.18	119,605	HEAT	A					
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	492		70.08	34,480	ELECT	A					
				FUEL SOURCE	2	GAS	1.00	E	BAS	L	BAS AREA	396	2021	293.66	116,288							
													+	USF	L	UP-STRY FIN	480	2021	249.18	119,605		
													GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466			
													ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			
													EFF.YR/AGE		2017 / 5							
													COND	5 5 %								
													FUNC	0								
													ECON	0								
													DEPR	5 % GD		95						
													RCNLD			\$809,700						