

Key: 611

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 699

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRIFFIN RICHARD M & CUCINATTI CARLA H 7 WEDGEMERE RD WINCHESTER, MA 01890				11E-14-24				26 CHATHAM HEIGHTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRIFFIN RICHARD M & CUCINATTI CARLA H				07/26/2021	A		1 ()				
CARLA H CUCINATTI 2021 RE				04/26/2021	A		1 ()				
CARLA H CUCINATTI 2021 RE				04/26/2021	A		1 ()				

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	%
17-529	08/15/2017	6	Pools etc	50,000	07/11/2018	WFF	100	100
15-598	10/09/2015	1	New Construc	390,000	07/11/2018	WFF	100	100
	01/21/2009	50	Meas & List			CE	100	100
	07/22/2005	50	Meas & List			JB	100	100
1995216	05/12/1995	99	n/a				100	100

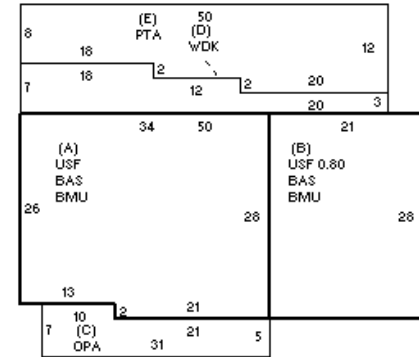
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,635	WC	1.00	100	1.00	100	1.00	R04	1.40		390,230

TOTAL	12,635 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	390,200	325,200
Inf1	100		BUILDING	903,100	830,700			
Inf2	100		DETACHED	24,000	22,800			
			OTHER	0	0			
TOTAL							1,317,300	1,178,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10		80	15.24	1,100
IPG	G	1.20	10 0.90 16X32 EST	2017	512	49.62	22,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/4/2017	NF
STYLE	4	1.00	CAPE [100%]	REVIEW	7/18/2018	TD
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	960,796	
NET AREA	2,910	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,514		80.10	121,265	CONDITION ELEM	CD	
\$NLA(RCN)	\$330	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,514	2016	285.85	432,772	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,396	2016	242.55	338,600	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	175		91.32	15,982	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	246		70.08	17,239	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO/STOOP	504		21.48	10,826	HEAT	A	
				HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		12,451.20	12,451	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772				
																	EFF.YR/AGE	2016 / 6
																	COND	6 6 %
																	FUNC	0
																	ECON	0
																	DEPR	6 % GD 94
																	RCNLD	\$903,100