

Key: 612

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 700

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THE KEVIN W & KAREN A NELSON REV TRUST NOW BROWNE DAVID & CYNTHIA LEE 61 SCHOOL ST DEDHAM, MA 02026				11E-15-23				20 CHATHAM HEIGHTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROWNE DAVID & CYNTHIA LE				06/16/2023	QS	875,000	35847-22				
THE KEVIN W & KAREN A NEL				06/09/2021	A	1 34192-211					
NELSON KEVIN W & KAREN A				12/29/2008	QS	436,000	23341-273				

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	%
22-887	07/12/2023	98	SALES QUESTI				100	100
	11/17/2022	3	Renovations	40,000	04/13/2023	NF	100	100
	09/30/2022	3	Renovations		09/30/2022	APK	100	100
	01/08/2011	50	Meas & List			RRC	100	100
10-017	01/20/2010	4	Outbuildings	3,000	01/08/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,564	WC	1.00	100	513,100	3.66	100	1.00	R04	1.40	369,200

TOTAL	8,564 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	No View			LAND	369,200	307,700
Inf1	100		LAND	289,400	177,000			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
<b>TOTAL</b>			<b>659,700</b>	<b>485,700</b>				

DETACHED

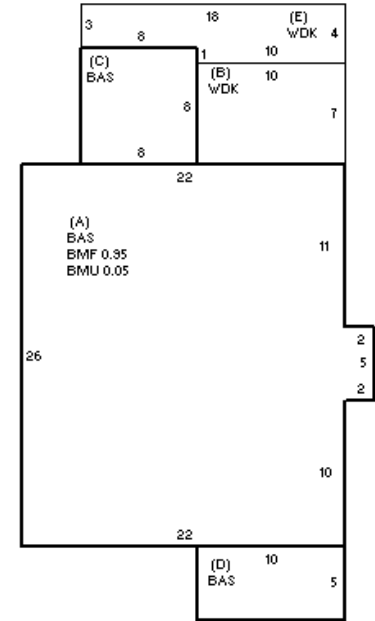
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	2010	96	14.26	1,100



**BLDG COMMENTS**  
INFO @ DOOR 4/5/2022, BMF  
=2RM,1FBTH,INTERIOR IS SUPERIOR TO EXTERIOR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/5/2022	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	4/21/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	696	DETAIL ADJ	0.875
\$NLA(RCN)	\$483	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$5,040	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	29		108.58	3,149
A	BMF	N	BSMT FINISH-SEP	553		130.32	72,067
+	WDK	N	WOOD DECK	134		70.08	9,391
+	BAS	L	BAS AREA	696	1930	341.34	237,572
	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

TOTAL RCN	336,458
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$289,400