

Key: 6681

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.156

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MADIAS NICOLAOS E & OURANIA 60 FARINA RD NEWTON CENTRE, MA 02459-2860				8B-46-S43				81 BUCKS CREEK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				09/22/1986	QS	230,000	(108061)				

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	%
14-471	08/19/2014	4	Outbuildings	8,000	04/15/2015	MW	100	100
1986154	02/10/2009	50	Meas & List			RRC	100	100
	09/15/1986	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	12,180	WC	1.00	1.00	916,250	2.71	1.00	R08	2.50		693,110

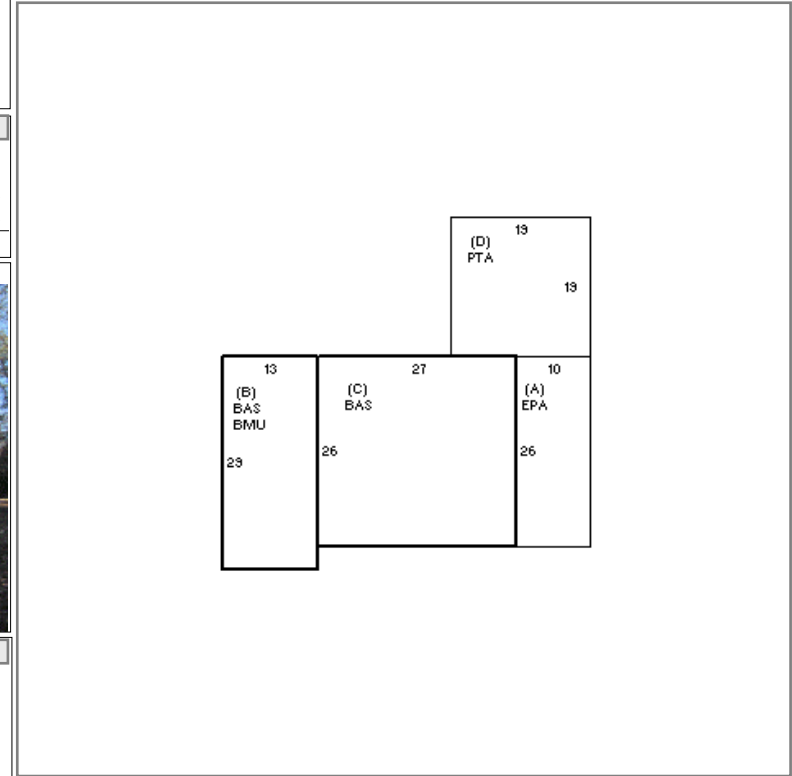
TOTAL	12,180 SF	ZONING	R20	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	693,100	577,600
Inf1	100		LAND	212,300	193,300			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	906,600	772,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2014	96	14.26	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/16/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,486
NET AREA	1,079	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	EPA	N	ENCL PORCH	260		133.70	34,762		
\$NLA(RCN)	\$317	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	377		90.48	34,111		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,079	1958	233.68	252,140		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO/STOOP	361		17.90	6,462		
				FLOOR COVER	41	ASPH TL/HARDWD	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477		
				INT. FINISH	52	OTHER/DRY/WLI	1.00		MST	O	MASONRY STACK	1		2,068.00	2,068		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1	1.00	EXTERIOR	F
ROOMS	6	1.00	INTERIOR	A
BEDROOMS	3	1.00	KITCHEN	A
FULL BATHS	2	1.00	BATHS	A
1/2 BATHS	0	1.00	BATHS	A
FIXTURES	6	\$3,989	HEAT	A
UNITS	1	1.00	ELECT	A

EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$212,300