

Key: 6952

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.431

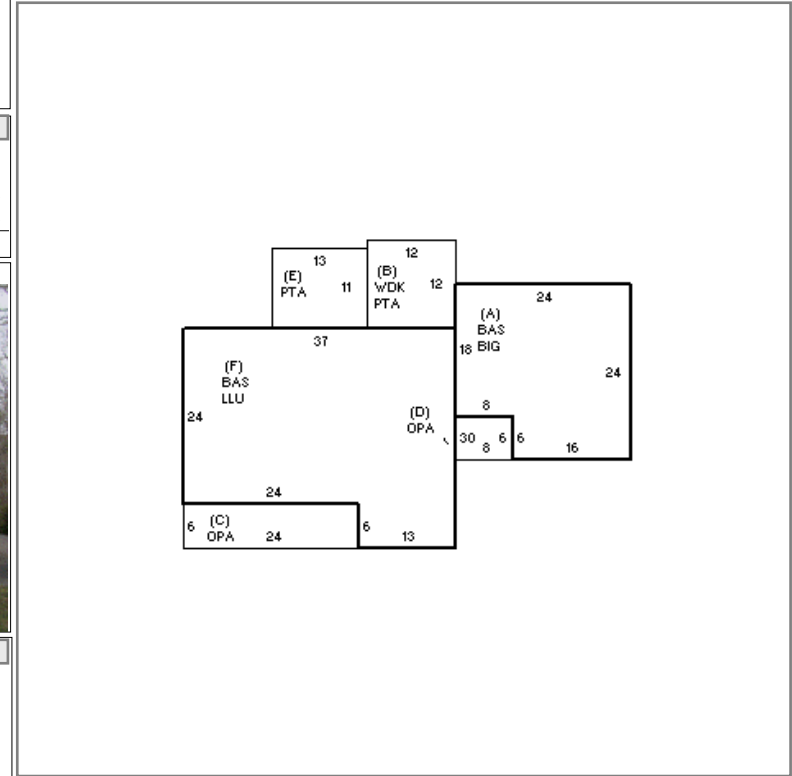
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ABBER LOUIS & SANDRA 107 SANDERSON AVE DEDHAM, MA 02026				8F-30-D7				40 KATIE FORD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ABBER LOUIS & SANDRA				03/01/2018	QS	400,000	31115-214					
CUOZZI DOLORES				06/12/2008	A	1	22975-274					
CUOZZI NICHOLAS P & DOLOR				03/08/2000	QS	165,000	12873-57					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,910	MC	1.00	100	1.00	100	1.00	R02	1.00		276,350

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	%
21-381	06/24/2020	10	Reroof	10,000	04/16/2021	TCK	100	100
	06/11/2018	98	SALES QUESTI			RRC	100	100
	02/12/2009	50	Meas & List				100	100
2000064	03/03/2000	99	n/a				100	100
1993099	05/28/1993	99	n/a				100	100

TOTAL	11,910 SF	ZONING	R20	FRNT	203	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	276,400	230,300
Inf1	100		BUILDING	344,500	313,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			620,900	543,800				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/8/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/29/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DET
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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492.161		
NET AREA	1,494	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	528		77.87	41,113	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,494	1960	201.08	300,412	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO/STOOP	287		17.90	5,137	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	144		58.40	8,410	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	192		76.10	14,611	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	F	LLU	N	LOWER LEVEL UN	966		113.30	109,444	HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1		7,477.00	7,477	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477					
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$344,500