

Key: 7316

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.808

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
JOSHUA R HOWES REVOCABLE TRUST HOWES JOSHUA R & LESLIE M TRSTES 5 PINE ST WINCHESTER, MA 01890				9C-14-6B				227 BARN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JOSHUA R HOWES REVOCABLE				04/28/2014	QS	940,000	28111-253					
EASTWARD COMPANIES BUSINE				04/08/2013	U	150,000	27271-163					
RILEY WILLIAM F				07/28/2010	U	150,000	24713-17					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,833	WC	1.00	80 0.80 100 1.00	439,800	1.65	100 1.00	R05	1.50		363,610

LAND

TOTAL	21,833 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	363,600	303,000
Inf1	80		BUILDING	1,205,200	1,109,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,568,800	1,412,000

DETACHED

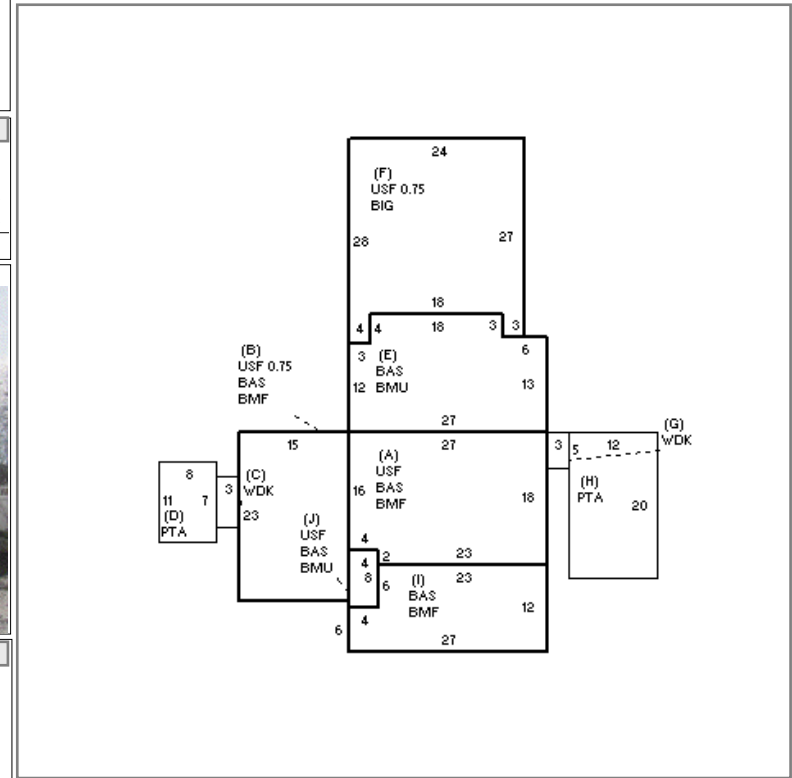
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/28/2020
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2014	MR
MODEL	1		RESIDENTIAL	LIST	4/22/2014	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	6/23/2021	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,324,371
NET AREA	2,774	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	1,123		168.33	189,035		
\$NLA(RCN)	\$477	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,557	2013	371.63	578,635		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,217	2013	315.34	383,774	EXTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	36		90.50	3,258	INTERIOR	A
				FLOOR COVER	1	HARDWOOD	1.00	+	PTA	N	PATIO/STOOP	328		27.74	9,100	KITCHEN	A
				INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	434		140.24	60,865	BATHS	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	597		119.21	71,167	HEAT	A
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	ELECT	A
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		

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	%
20-0564	09/28/2020	3	Renovations	45,000	04/28/2021	NF	100	100
SS2015	12/31/2013	20	Splits/Land		08/14/2014	ER	100	100
13-247	05/02/2013	1	New Construc	375,000	04/22/2014	MR	100	100



BLDG COMMENTS
BMF=FAMRM (ESTIMATED PER PLANS 6/17/21)

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF. YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$1,205,200
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