

Key: 7381

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.873

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FASCIANO DAWN & SALVI DAVID 51 WASHINGTON AVE NEEDHAM, MA 02492-3627				9D-17-29				59 MEADOW VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FASCIANO DAWN & SALVI DAV SALVI MICHAEL A & JUDITH				01/23/2013	A	1	27064-26				
				06/29/1982	QS	68,500	3508-77				

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	%
P2003249	02/04/2004 12/08/2003	50 99	Meas & List n/a			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,650	WC	1.00	1.00	513,100	1.80	1.00	R04	1.40		417,160

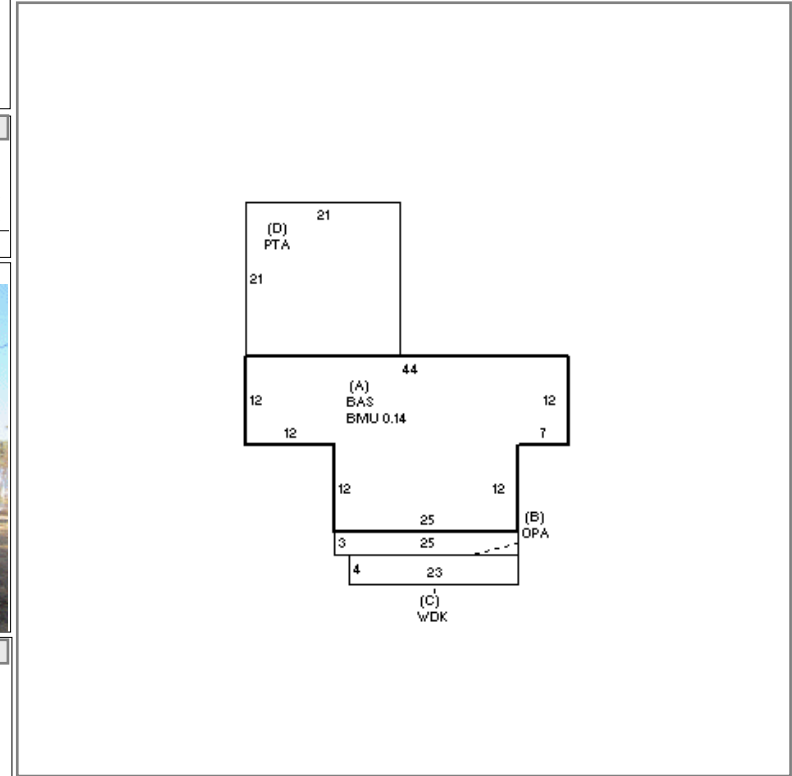
TOTAL	19,650 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	417,200	347,600	
Inf1	100		BUILDING	139,300	126,700			
Inf2	100		DETACHED	700	700			
			OTHER	0	0			
					TOTAL	557,200	475,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	16.25	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	3/18/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	828	DETAIL ADJ	0.950
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,824	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND WALL	1.00	A	BMU	N	BSMT UNFINISHED	116		72.39	8,397
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	828	1950	232.11	192,191
ROOF SHAPE	4	FLAT/SHED	1.00	B	OPA	N	OPEN PORCH	75		60.89	4,566
ROOF COVER	8	TAR & GRAVEL	1.00	C	WDK	N	WOOD DECK	92		46.72	4,298
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO/STOOP	441		14.32	6,315
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	217,592
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$139,300