Key: 760

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 846

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE LOVE REALTY TRUST LOVE ANDREW M & ELIZABETH B COTR 2 EDEN RD WAYLAND, MA 01778	11G-21-G59	46 BARBARA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE LOVE REALTY TRUST	03/31/2020	A	1	32797-104
LOVE ANDREW M & ELIZABETH	09/28/2015	QS	485,000	29164-266
FINN LEO C & MELISSA E	06/28/2013	QS	320,000	27507-29

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	%
22-883	02/21/2023	3	Renovations	300,000	04/25/2023	NF	0	25
22-119	01/12/2023	75	SPECIAL PERM				100	100
22-257	04/08/2022	3	Renovations	25,000	04/25/2023	NF	100	100
21-503	06/23/2021	3	Renovations	13,500	12/08/2021	NF	100	100
16-699	11/02/2016	3	Renovations	14,850	05/31/2017	NF	100	100

LAND

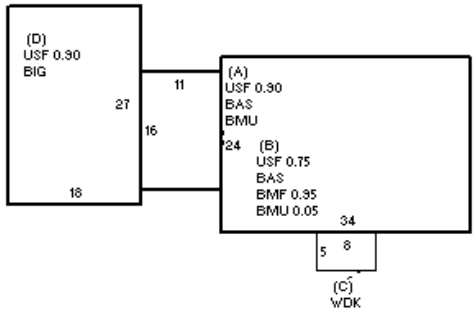
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,700	MC 1.00	100 1.00	100 1.00	366,500	2.30	100 1.00	R02 1.00			285,020

TOTAL	14,700 SF	ZONING	R20	FRNT	97

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE: RIGHT OF WAY PLAN 105 PAGE 75=REC.AREA

ASSESSED	CURRENT	PREVIOUS
LAND	285,000	237,500
BUILDING	411,100	370,300
DETACHED	900	800
OTHER	0	0
TOTAL	**697,000**	**608,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X8		80	15.24	900

PHOTO 04/25/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/8/2021	NF
LIST	6/8/2023	EST
REVIEW	5/19/2022	EMZ

BLDG COMMENTS

BMF=SOUND STUDIO (PER PERMIT)
INTERIOR ESTIMATED PER PLANS 6/8/2023

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	2,200	DETAIL ADJ	1.030
$NLA(RCN)	$301	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$6,592
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
+	BMU	N	BSMT UNFINISHED	217		90.48	19,634
A	BAS	L	BAS AREA	176	2023	248.07	43,661
+	USF	L	UP-STRY FIN	596	2023	210.50	125,459
B	BMF	N	BSMT FINISH-SEP	775		108.60	84,165
B	BAS	L	BAS AREA	816	1960	248.08	202,430
B	USF	L	UP-STRY FIN	612	1960	210.50	128,827
C	WDK	N	WOOD DECK	40		58.40	2,336
D	BIG	N	BUILT-IN GARAGE	486		78.56	38,181
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN 663,138

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE 2021 / 1

COND	1	1 %	
FUNC	37	UC	
ECON	0		
DEPR	38	% GD	62

RCNLD $411,100