

Key: 7872

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.369

LEGAL

LAND

DETACHED

BUILDING

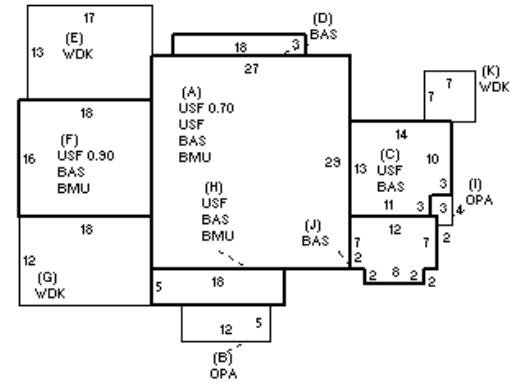
CURRENT OWNER				PARCEL ID				LOCATION			
GENSLER DOUGLAS C & MOORE-GENSLER MICHAEL KINZIE 38 EVERETT AVE WINCHESTER, MA 01890				13C-41A-T1				62 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GENSLER DOUGLAS C & TISHMAN ROBERT W & KRISTI				11/01/2011	QS	1,575,000	25806-254				
				09/18/1997	D	2,050,000	10957-68				

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	%
22-1096	02/06/2023	1	New Construc	400,000	02/09/2023	NF	0	0
16-802	12/05/2016	2	Additions	300,000	07/02/2018	MR	100	100
13-649	12/05/2013	2	Additions	137,460	05/01/2015	MW	100	100
13-624	11/15/2013	2	Additions	92,000	05/01/2015	MW	100	100
12-271	05/30/2012	2	Additions	4,000	07/09/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1,374,375	1.00	100	1.00	R10	3.75	1,262,050
300	A	0.323	CH	1.00	100	72,000	1.00	100	1.00	R10	3.75	23,260

TOTAL	1.241 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE from fy2002 lot split FORMERLY 44 CEDAR ST	LAND	1,285,300	1,071,000			
Inf1	100		BUILDING	2,382,700	1,984,100			
Inf2	100		DETACHED	57,600	54,900			
			OTHER	0	0			
		TOTAL		3,725,600	3,110,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	E	1.80	10 0.90	34X20	2013	680 76.83	47,000
HTB	E	1.80	10 0.90			1 11,816.82	10,600



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2017	NF
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	3/12/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	3,341	DETAIL ADJ	1.352
\$NLA(RCN)	\$775	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,589,858
FOUNDATION	3	FOUND WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,161		164.70	191,222	CONDITION ELEM CD	
EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,680	1880	613.29	1,030,325	EXTERIOR	V
ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	71		178.83	12,697	INTERIOR	V
ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	1,388	1880	722.76	1,003,196	KITCHEN	V
FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UP-STRY FIN	173	2016	613.28	106,098	BATHS	V
INT. FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	486		137.24	66,698	HEAT	U
HEATING/COOL	9	WARM/COOL AIR	1.03	J	BAS	L	BAS AREA	100	2016	722.77	72,277	ELECT	U
FUEL SOURCE	2	GAS	1.00	F22	O		FPL 2S 2OP	2		34,145.50	68,291		
				ODS	O		OUT DOOR SHWR-A	1		3,471.00	3,471		

EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$2,382,700