

Key: 8209

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.607

LEG  
AL  
LAND

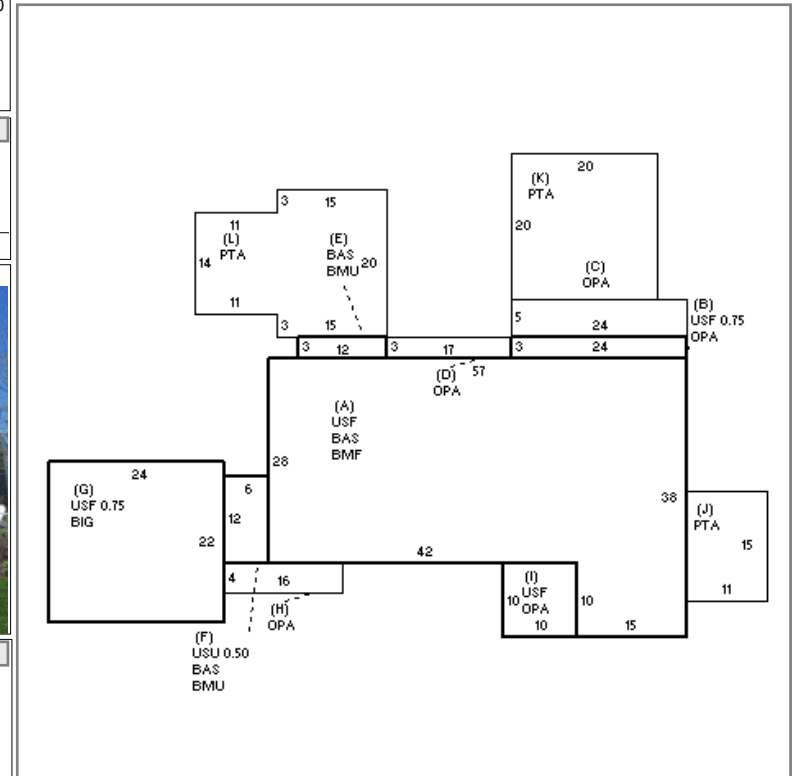
CURRENT OWNER				PARCEL ID				LOCATION				
BOUDENS MICHAEL 46 SOMERSET RD W NEWTON, MA 02465				12E-3B-RC2				1 RICHARDS LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOUDENS MICHAEL				11/01/2012	QS	1,715,463	26819-305					
LONGVIEW REALTY GROUP LLC				01/27/2012	B	1	26037-79					
BYRNE SIMONE & PRESTON FO				10/20/2006	G	1	21451-68					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WC 1.00	100	1.00	842,950	1.00	100	1.00	VW3	2.30	774,060
300	A	1.442	WC 1.00	100	1.00	44,160	1.00	100	1.00	VW3	2.30	63,680

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	%
21-487	07/08/2021	4	Outbuildings	48,774	04/29/2022	NF	100	100
SS-07	12/31/2015	20	Splits/Land		12/31/2015		100	100
15-605	10/14/2015	3	Renovations	32,000	05/31/2016	WFF	100	100
16-605	10/14/2015	4	Outbuildings	32,000	05/08/2017	NF	100	100
13-017	01/11/2013	3	Renovations	200,000	04/16/2014	MR	100	100

DE  
TACH  
ED

TOTAL	2.360 Acres		ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM		NOTE				LAND	837,700	698,100
Inf1	100			BUILDING	2,894,700	2,422,200	DETACHED	82,900	78,800
Inf2	100			OTHER	0	0	TOTAL	3,815,300	3,199,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	10 0.90 24X14	2015	336	39.31	11,900
IPV	E	1.80	10 0.90 20X40	2015	800	53.16	38,300
HTB	E	1.80	10 0.90		1	11,816.82	10,600
PTD	A	1.00	10 0.90 10X18		180	11.30	1,800
PTD	A	1.00	10 0.90 13X65		845	11.30	8,600
PTD	A	1.00	50 0.50 16X20		320	11.30	1,800
LBN	G	1.20	10 0.90 14X20	2021	280	39.31	9,900



B  
U  
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D  
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N  
G

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	6/29/2017	TD
MODEL	1		RESIDENTIAL					
STYLE	19	1.30	NEW STYLE [100%]					
QUALITY	V	2.35	VERY GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

BLDG COMMENTS  
 BMF=FR/GAME RM/EX RM/ OFFICE/ BAR/BATH PER PLANS  
 1 FIREPLACE OUTSIDE

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,530,159
NET AREA	4,150	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,746		255.21	445,598		
\$NLA(RCN)	\$851	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,854	2004	705.94	1,308,807		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,296	2004	599.01	1,375,328		
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	407		178.84	72,787		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	108		212.63	22,964		
				INT. FINISH	2	DRYWALL	1.00	F	USU	N	UPPER STORY UNF	36		359.68	12,949		
				HEATING/COOL	9	WARM/COOL AIR	1.03	G	BIG	N	BUILT-IN GARAGE	528		182.98	96,616		
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO/STOOP	1,019		42.06	42,864		
								F11	O	FPL 1S 1OP	1		17,571.00	17,571			
								F21	O	FPL 2S 1OP	2		24,383.60	48,767			
								F22	O	FPL 2S 2OP	1		34,145.50	34,146			
								GEN	O	GENERATOR	1		0.00				
								ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471			

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

EFF. YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$2,894,700
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