

Key: 8423

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.754

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
64 HIGHLAND AVE REALTY TRUST CHERNIN LISA T TRUSTEE 1 BRIGGS RD LEXINGTON, MA 02421-6305				15E-23A-30A				70 HIGHLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
64 HIGHLAND AVE REALTY TR				06/28/2005	A		1 19985-242				

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	%
21-596	08/25/2021	3	Renovations	554,149	02/16/2023	NF	100	100
20-035	07/16/2020	75	SPECIAL PERM		02/16/2023	NF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,330	CH	1.00	25 0.25	100 1.00	412,313	3.40	100 1.00	R14 4.50		300,260

TOTAL	9,330 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE holds first right of refusal over sale of lot 1.	LAND	300,300	250,200			
Inf1	25		BUILDING	564,700	215,700			
Inf2	100		DETACHED	600	600			
			OTHER	0	0			
				TOTAL	865,600	466,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X6		54	16.25	600



BLDG COMMENTS
1FBTH,1 EX.FIX , 1RM,=BMF

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	NF
MODEL	1		RESIDENTIAL	LIST	2/22/2022	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	3/15/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,288	DETAIL ADJ	1.339
\$NLA(RCN)	\$487	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	4		1.00
BEDROOMS	1		1.00
FULL BATHS	1		1.00
1/2 BATHS	2		1.00
FIXTURES	8	\$10,284	
UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	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
A	BMU	N	BSMT UNFINISHED	322		108.58	34,962
+	BAS	L	BAS AREA	782	1900	431.17	337,175
+	USF	L	UP-STRY FIN	506	1900	365.86	185,126
+	BMF	N	BSMT FINISH-SEP	460		130.32	59,947

TOTAL RCN	627,494
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$564,700

