

Key: 1012

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.108

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KIRITSY CHRISTOPHER P & OWEN MOLLY 166 MOFFAT RD WABAN, MA 02468-1132		11K-9-HC115		271 WOODLAND WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KIRITSY CHRISTOPHER P & O		07/08/2008	A	1 (186419)	
KIRITSY CHRISTOPHER P		06/12/2008	QS	3,297,500 (186193)	
CHASE DIANA		09/01/1998	QS	710,000 (149973)	

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 %
P2001096	04/02/2007	50	Meas & List			RRC	100 100
00-249	03/02/2002	50	Meas & List			JB	100 100
00-006	05/11/2001	99	n/a				100 100
	05/01/2000	1	New Construc	1,900,000			100 100
	01/01/2000	5	Demolitions	20,000			100 100

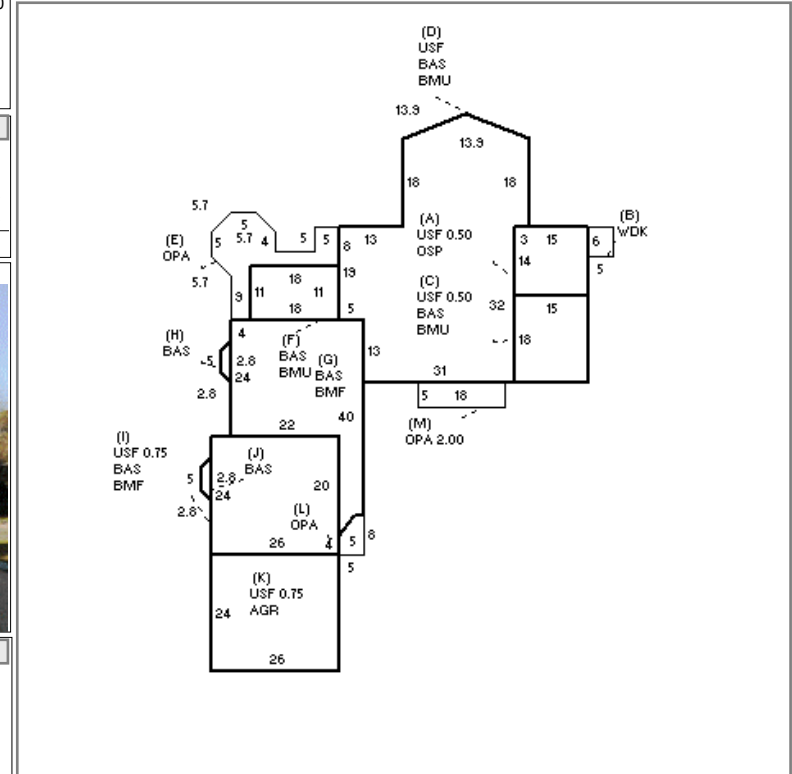
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1,905,800	1.00	100	1.00	CF4	5.20	1,750,050
300	A	0.221	NC	1.00	100	99,840	1.00	100	1.00	CF4	5.20	22,060

TOTAL	1.139 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE RYDERS COVE FRONT	LAND	1,772,100	1,476,700			
Inf1	100		BUILDING	5,914,300	5,278,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>7,686,400</b>	<b>6,755,300</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	19	1.30	NEW STYLE [100%]	LIST
QUALITY	E	3.50	EXCELLENT [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	2/17/2015 APK

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	7,301,609		
NET AREA	6,270	DETAIL ADJ	1.313	FOUNDATION	4	FLR & WALL	1.00	A	OSP	N	OPEN SCR PORCH	210		275.80	57,918	CONDITION ELEM	CD		
\$NLA(RCN)	\$1,165	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,796	2001	839.85	2,348,234				
				ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	30		204.40	6,132	EXTERIOR			
				ROOF COVER	2	WOOD SHIN	1.01	+	BMU	N	BSMT UNFINISHED	2,088		222.89	465,402	INTERIOR			
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	449		266.35	119,592	KITCHEN			
				INT. FINISH	23	DRYWLI/WD PNL	1.00	+	BMF	N	BSMT FINISH-SEP	1,358		380.10	516,177	BATHS			
				HEATING/COOL	1	FORCED AIR	1.00	+	BAS	L	BAS AREA	3,474	2001	989.77	3,438,474	HEAT			
				FUEL SOURCE	1	OIL	1.00	K	AGR	N	ATTACHED GARAGE	624		267.96	167,206	ELECT			
												F21	O	FPL 2S 1OP	3	36,316.00	108,948		
								CAPACITY		UNITS	ADJ								
				STORIES	2	1.00													
				ROOMS	0	1.00													
				BEDROOMS	4	1.00													
				FULL BATHS	6	1.00													
				1/2 BATHS	1	1.00													
				FIXTURES	20	\$73,528													
				UNITS	1	1.00													
																EFF.YR/AGE	2003 / 19		
																COND	19 19%		
																FUNC	0		
																ECON	0		
																DEPR	19	% GD	81
																RCNLD	\$5,914,300		