

Key: 1410

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.537

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ABELES MICHAEL NOAH CARROLL 256 NORTH AVE WESTON, MA 02493				12K-15-HC34				63 WOODLAND WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABELES MICHAEL NOAH CARRO				03/16/2021	A	10	(225606)				
MRC TRUST				08/17/2012	A	1	(197914)				
CARROLL MARY				12/09/1998	A	1	(151187)				

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	%
16-467	08/03/2016	3	Renovations		05/18/2017	NF	100	100
16-090	02/29/2016	9	Foundation	24,000	05/18/2017	NF	100	100
	03/14/2008	50	Meas & List			RRC	100	100
07-364	08/15/2007	5	Demolitions	10,000	03/14/2008		100	100
07-365	08/15/2007	1	New Construc	485,000	03/14/2008		100	100

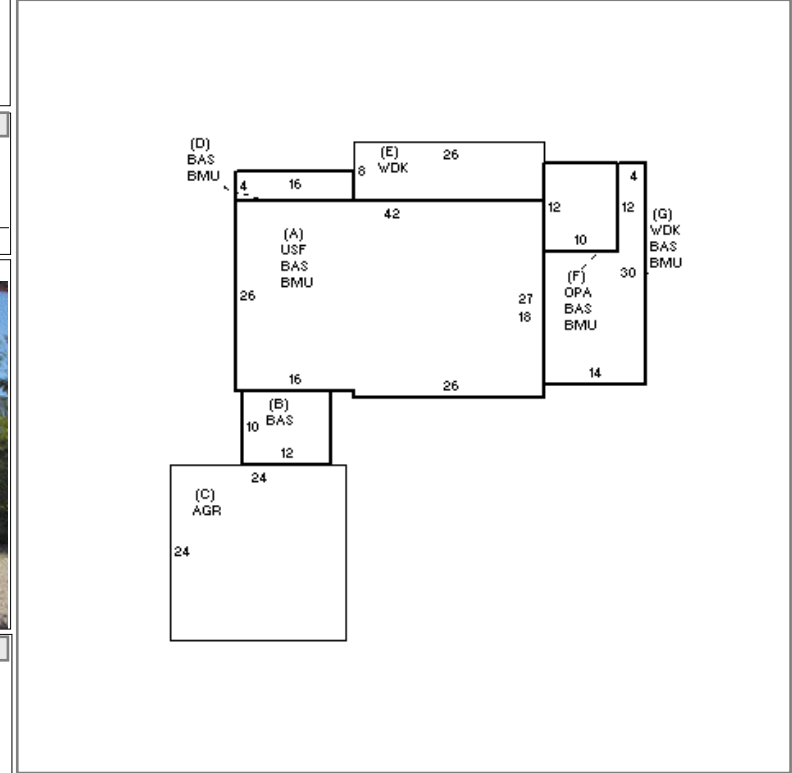
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,197	NC	1.00	100	1.00	100	1.00	CF2	7.50		2,425,660

TOTAL	32,197 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Cove Front RYDERS COVEFRONT right to use Lot 8 for boat, bathe, rec			LAND	2,425,700	2,021,300
Inf1	100		LAND BUILDING	1,181,200	1,087,500			
Inf2	100		DETACHED	10,300	9,800			
						OTHER	0	0
						TOTAL	3,617,200	3,118,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	V	1.50	10 0.90	1981	282	39.00	9,900
WDK	A	1.00	30 0.70		36	16.60	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	7/5/2017	TD
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Floor=Ceram Clay Til

LOADING

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,357,743				
NET AREA	2,840	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,602		100.54	161,071	CONDITION ELEM	CD				
\$NLA(RCN)	\$478	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,118	2007	317.37	354,820						
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BAS AREA	1,722	2007	374.02	644,067	EXTERIOR					
				ROOF COVER	2	WOOD SHIN	1.01	C	AGR	N	ATTACHED GARAGE	576		119.61	68,896	INTERIOR					
				FLOOR COVER	61	OTHER/HARDWD	1.00	+	WDK	N	WOOD DECK	508		90.52	45,984	KITCHEN					
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	120		117.96	14,155	BATHS					
				HEATING/COOL	9	WARM/COOL AIR	1.03		BMU	N	BSMT UNFINISHED	221		100.55	22,221	HEAT					
				FUEL SOURCE	2	GAS	1.00		PTA	N	PATIO/STOOP	192		27.75	5,327	ELECT					
																		EFF.YR/AGE	2009 / 13		
																		COND	13 13 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	13	% GD	87
																		RCNLD	\$1,181,200		