

Key: 1417

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.544

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HAYWARD JUSTIN E & LYDIA G 91 STRATFORD RD NEEDHAM, MA 02492				12K-21-HC66 120 WOODLAND WAY								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HAYWARD JUSTIN E & LYDIA				06/19/2020	QS	1,300,000	(222749)					
FENTON COLIN PATRICK & AU				10/07/2011	QS	1,075,000	(195389)					
MCCUE PETER S & SUSAN J T				09/07/2005	QS	1,150,000	(177844)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,068	NC	1.00	100	733,000	1.17	100	1.00	R10	2.00	649,930

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	%
16-546	09/23/2016	3	Renovations		07/17/2018	NF	100	100
	01/26/2006	50	Meas & List			JB	100	100
99-084	02/01/1999	2	Additions	122,000			100	100
1988201	10/11/1988	99	n/a				100	100

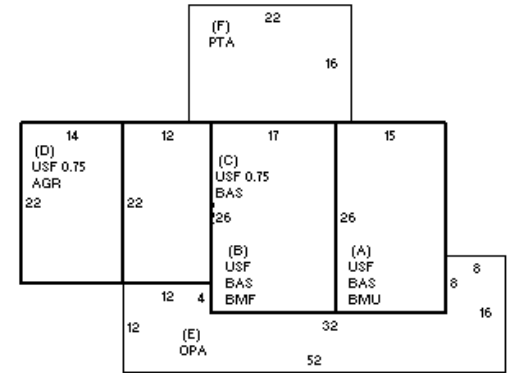
DE  
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TOTAL	33,068 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	649,900	677,000
Inf1	100		BUILDING	932,000	848,500			
Inf2	100		DETACHED	1,100	1,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,583,000</b>	<b>1,526,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1981	120	13.29	1,100



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/1/2018	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,357	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$471	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	2	WOOD SHIN	1.01
ROOMS	8		1.00	FLOOR COVER	16	HARDWD/OTHER	1.00
BEDROOMS	5		1.00	INT. FINISH	2	DRYWALL	1.00
FULL BATHS	3		1.00	HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1		1.00	FUEL SOURCE	1	OIL	1.00
FIXTURES	12	\$15,475					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	390		140.24	54,695
+	USF	L	UP-STRY FIN	1,261	1949	325.65	410,645
B	BMF	N	BSMT FINISH-SEP	442		168.33	74,402
+	BAS	L	BAS AREA	1,096	1949	383.78	420,622
D	AGR	N	ATTACHED GARAGE	308		129.73	39,956
E	OPA	N	OPEN PORCH	528		117.96	62,281
F	PTA	N	PATIO/STOOP	352		27.75	9,767
	PTA	N	PATIO/STOOP	120		27.75	3,329
	F21	O	FPL 2S 1OP	1		16,082.80	16,083
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,109,543
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$932,000