

Key: 1443

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.577

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
12 AVALON PT REALTY TRUST MOORE ANDREW J TRUSTEE 1111 COMMONWEALTH AVE NEWTON, MA 02459-1446				12L-15A-L2				12 AVALON POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
12 AVALON PT REALTY TRUST				06/27/2019	O	2,675,000	32119-139				
WILLIAM & CAROL WISTER RE				02/26/2004	A	1	18255-216				
WISTER, WILLIAM & CAROL				09/16/1996	QS	621,000	10390-37				

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	%
21-009	01/05/2021	12	INSULATION	5,700	04/09/2021	NF	100	100
19-693	10/15/2019	3	Renovations	94,000	04/09/2021	NF	100	100
	04/06/2007	50	Meas & List			RRC	100	100
	02/18/2003	50	Meas & List			JB	100	100
P2002088	04/11/2002	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	95	0.95	100	1.00	CFC	6.50		2,078,180
300	A	0.040	NC	1.00	100	1.00	100	1.00	CFC	6.50		4,990

DETACHED

TOTAL	41,734 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	INFL1 =STEEP SLOPE TO WATER CROWS PONDFRONT ASSOC.DOCK			LAND	2,083,200	1,735,900
Infl1	95		BUILDING	1,656,000	1,524,500			
Infl2	100		OTHER	0	0			
<b>TOTAL</b>							<b>3,739,200</b>	<b>3,260,400</b>

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	6/16/2021	EMZ
MODEL	1		RESIDENTIAL					
STYLE	5	1.00	COLONIAL [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,881,797	
NET AREA	3,445	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,532		254.83	390,395			
\$NLA(RCN)	\$546	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,261	2002	346.27	782,913			
				ROOF SHAPE	2	HIP	1.00	B	PTA	N	PATIO/STOOP	336		27.74	9,322			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,184	2002	293.82	347,882			
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	WDK	N	WOOD DECK	478		90.52	43,268			
				INT. FINISH	2	DRYWALL	1.00	+	LLU	N	LOWER LEVEL UN	729		195.10	142,230			
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	368		117.96	43,408			
				FUEL SOURCE	2	GAS	1.00	H	EPA	N	ENCL PORCH	24		207.25	4,974			
									I	AGR	N	ATTACHED GARAGE	601		119.07	71,562		
										GFP	O	GAS LOG/FP/E FP	2		9,643.35	19,287		
										ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		

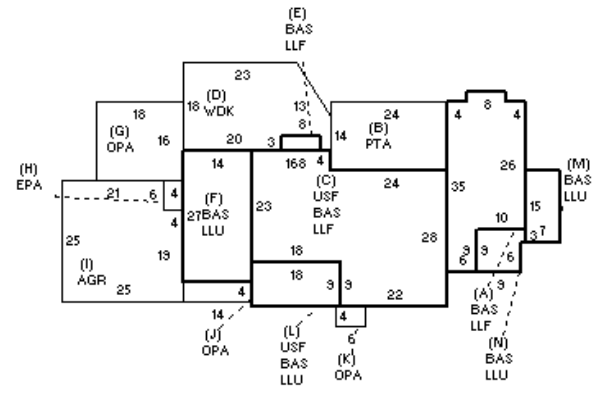
BUILDING

CAPACITY

UNITS



BLDG COMMENTS  
LLF=3RMS, HALF BATH



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

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$1,656,000
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