

Key: 1483

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.617

LEG
AL
LAND

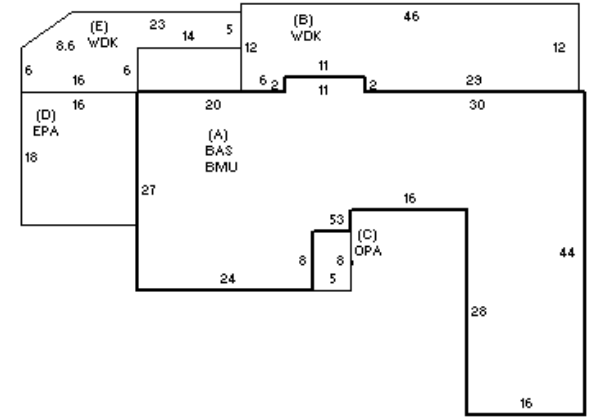
CURRENT OWNER				PARCEL ID				LOCATION				
NOCERA JOSEPH L & JEANNE M 3 AZALEA RD WALTHAM, MA 02452				12M-28-9				7 EASY ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
NOCERA JOSEPH L & JEANNE				09/15/2017	QS	1,277,500		30767-346				
CHATHAM FAMILY PROPERTIES				05/15/2006	A	100		20999-115				
COON WARD W & SHARON K				09/25/1997	99	320,000		10971-71				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,300	NC	1.00	100	1,374,375	1.56	100	1.00	CV3	3.75	1,148,220

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 %
23-355	05/12/2023	13	SH.MTL/FHAIR	32,000			0 0
23-355	04/09/2023	13	SH.MTL/FHAIR	32,000			0 0
23-129	03/14/2023	1	New Construc	720,000			0 0
23-82	03/06/2023	5	Demolitions	640			0 0
22-123	01/12/2023	75	SPECIAL PERM				100 100

LAND

TOTAL	23,300 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NORTH CHATHAM	N SI Pd Wv Aka Lot 1 PONDVIEW ACROSS ST. DEEDED BEACH RIGHTS				LAND	1,148,200	956,800	
Inf1	100	N O T E					BUILDING	617,900	562,200
Inf2	100		OTHER	0	0	TOTAL	1,766,100	1,519,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	10/13/2016	APK
STYLE	1	0.85	RANCH [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	718,493			
NET AREA	1,725	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,725		78.43	135,283	CONDITION ELEM	CD			
\$NLA(RCN)	\$417	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,725	1954	269.15	464,275	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	759		70.08	53,191	INTERIOR	V			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	40		91.32	3,653	KITCHEN	V			
				FLOOR COVER	12	HARDWD/SOFTWD	1.00	D	EPA	N	ENCL PORCH	288		160.44	46,207	BATHS	V			
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,972.40	8,972	HEAT	U			
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	U			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2008 / 14	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$617,900	