

Key: 1859

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEAVER WILIAM KURTIS & WEAVER MEGHAN MIHALYO 306 MANNIN ST NEEDHAM, MA 02492				13G-29-TH47				21 NOB HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEAVER WILIAM KURTIS & VITEK ANDREW S JR & MELIS				09/30/2020	QS	550,000	33313-161				
SHER BRUCE & REBECCA				03/31/2016	QS	402,000	29547-244				
				08/08/2008	QS	380,000	23093-66				

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	%
21-285	04/06/2021	8	Cyc. Reinsp.		11/17/2021	NF	100	100
20-436	01/29/2021	99	n/a	3,500	11/17/2021	NF	100	100
	12/02/2020	3	Renovations	36,800	11/17/2021	NF	100	100
	06/29/2016	98	SALES QUESTI				100	100
		98	SALES QUESTI				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,656	MC	1.00	1.00	366,500	3.03	1.00	R03	1.00		271,960

TOTAL	10,656 SF	ZONING	R20	FRNT	68	ASSESSED		CURRENT	272,000	PREVIOUS	226,600
Nbhd	MID CHATHAM	NOTE		LAND		BUILDING	342,900	DETACHED	800	OTHER	0
Inf1	100	TOTAL		OTHER	0	TOTAL	615,700	TOTAL	543,600		
Inf2	100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X10		60	16.25	800



BLDG COMMENTS	BMF=2RMS ,.5BATH
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BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/17/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/15/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(A) PTA 18

10

(B) USF 0.75
BAS
BMU 0.25
BMF 0.75

24

32

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,358
NET AREA	1,344	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	PTA	N	PATIO/STOOP	180		17.90	3,222	CONDITION ELEM	CD
\$NLA(RCN)	\$331	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMF	N	BSMT FINISH-SEP	576		108.60	62,554	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED		90.48	17,372	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	L	BAS AREA	768	1964	273.53	210,074	KITCHEN	A
ROOMS	5	1.00	FLOOR COVER	14	HARDWD/ASPH TL	1.00	B	USF	L	L	UP-STRY FIN	576	1964	232.10	133,691	BATHS	A
BEDROOMS	3	1.00	INT. FINISH	23	DRYWLI/WD PNL	1.00	B	F21	O	O	FPL 2S 1OP	1		10,376.00	10,376	HEAT	U
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00											
FIXTURES	8	\$6,592															
UNITS	1	1.00															
																EFF.YR/AGE	1994 / 28
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$342,900