Key: 1889

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,054

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRUDO JAMES R & COHEN-TRUDO BARBARA 1 DUNHAM RD FRAMINGHAM, MA 01701	13G-57-SS3	340 CROWELL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRUDO JAMES R & COHEN-TR	04/12/2021	QS	780,000	34003-129
DRURY PAUL M & SARAH L	07/10/2013	QS	455,000	27530-189
MYERS JEFFORY	03/07/2002	QS	272,500	14901-257

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	%
	02/09/2016	3	Renovations				100	100
15-303	06/03/2015	3	Renovations				100	100
	04/18/2007	50	Meas & List			RRC	100	100
	03/12/2003	50	Meas & List			JB	100	100
P2002357	08/07/2002	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	32,960	MC 1.00	90 0.90	100 1.00	329,850	1.17	100 1.00	MR2 1.00			292,310

TOTAL	32,960 SF	ZONING	R40	FRNT	0

Nbhd	MID CHATHAM
Infl1	90
Infl2	100

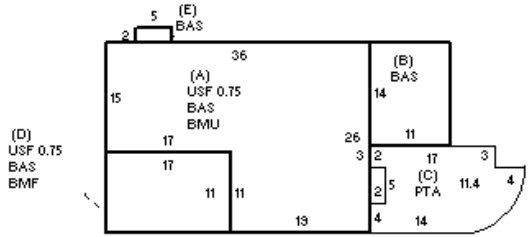
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	292,300	207,000
BUILDING	549,700	500,300
DETACHED	1,000	900
OTHER	0	0
TOTAL	**843,000**	**708,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10		80	15.24	1,000

PHOTO 12/03/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/3/2021	NF
LIST	12/3/2021	EST
REVIEW	1/18/2021	EMZ

BLDG COMMENTS

INTERIOR IS SUPERIOR TO EXTERIOR

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,802	DETAIL ADJ	1.000
$NLA(RCN)	$351	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	8	$7,680
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	749		93.54	70,063
+	USF	L	UP-STRY FIN	702	1954	253.97	178,290
B	BAS	L	BAS AREA	154	2002	299.31	46,094
C	PTA	N	PATIO/STOOP	214		21.48	4,597
D	BMF	N	BSMT FINISH-SEP	187		130.32	24,370
+	BAS	L	BAS AREA	946	1954	299.31	283,148
	BMG	O	BSMT GARAGE	1		3,324.00	3,324
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN 631,790

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE 2009 / 13

COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87

RCNLD $549,700