

Key: 1988

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.154

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACKENZIE KEITH C & DENISE 96 CANTERBURY LN NEEDHAM, MA 02492				13J-16-R7				104 ROWLAND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKENZIE KEITH C & DENIS				04/26/2022	QS	1,411,000	35075-149				
SMBC ASSOCIATES INC				07/25/2019	QS	650,000	32179-128				
MAROTTA FAMILY TRUST				01/29/2004	A	1	18169-146				

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	%
22-661	08/17/2022	4	Outbuildings	10,000	03/09/2023	NF	100	100
	08/08/2022	98	SALES QUESTI				100	100
	11/09/2021	3	Renovations		11/09/2021	APK	100	100
14-352	06/23/2014	3	Renovations	5,197	04/27/2015	MW	100	100
	04/18/2007	50	Meas & List			RRC	100	100

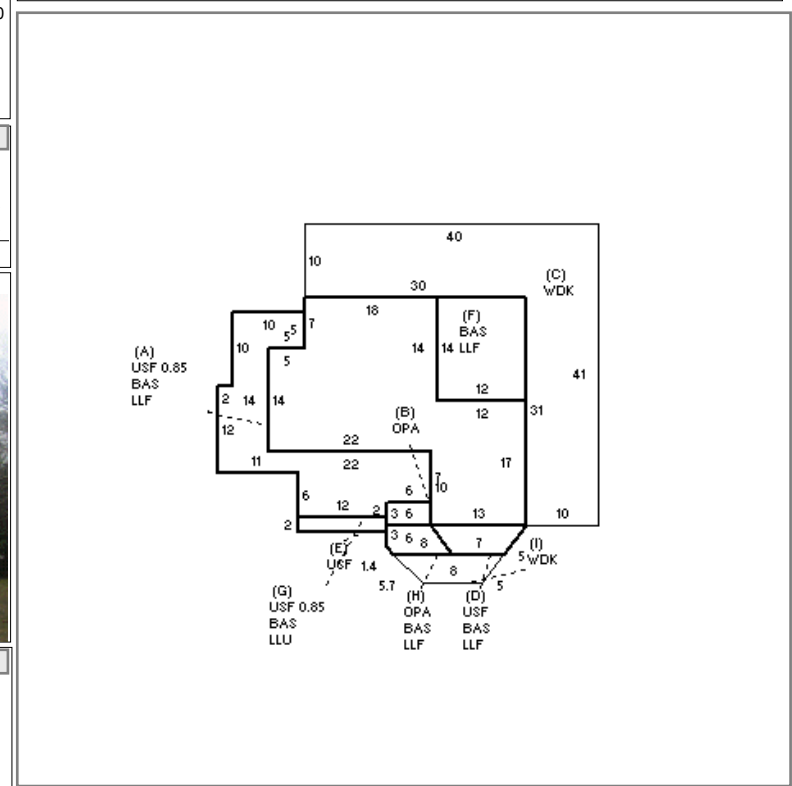
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	R05	1.30		437,510
300	A	0.211	NC	1.00	100	1.00	100	1.00	R05	1.30		5,270

TOTAL	1.129 Acres	ZONING	R40	FRNT	0	ASSESSED	442,800	CURRENT	1,191,000	PREVIOUS	1,015,800		
Nbhd	NORTH CHATHAM	NOTE	Easement to use Beach Plnbpkg 223/133			LAND	747,000	BUILDING	1,200	DETACHED	0	OTHER	0
Inf1	100	TOTAL		CURRENT	1,191,000	PREVIOUS	1,015,800						
Inf2	100												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12(EST)	2022	96	14.26	1,200



BLDG COMMENTS
LLF=3 ROOMS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW
QUALITY	+	1.20	PLUS AVE [100%]	3/22/2023
FRAME	1	1.00	WOOD FRAME [100%]	EMZ

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,121	DETAIL ADJ	0.997	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	900		200.29	180,262
\$NLA(RCN)	\$400	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,221	1986	272.16	332,310
CAPACITY				UNITS	ADJ	ROOF SHAPE	1	+	OPA	N	OPEN PORCH	48		91.33	4,384
STORIES	2	1.00	ROOF COVER	1	1.00	ROOF COVER	1	+	WDK	N	WOOD DECK	756		70.08	52,980
ROOMS	7	1.00	FLOOR COVER	1	1.00	FLOOR COVER	1	+	USF	L	UP-STRY FIN	900	1986	230.94	207,845
BEDROOMS	3	1.00	INT. FINISH	2	1.00	INT. FINISH	1.00	G	LLU	N	LOWER LEVEL UN	321		153.35	49,224
FULL BATHS	2	1.00	HEATING/COOL	11	1.05	HEATING/COOL	1.05		F21	O	FPL 2S 1OP	1		12,451.20	12,451
1/2 BATHS	1	1.00	FUEL SOURCE	1	1.00	FUEL SOURCE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772
FIXTURES	8	\$7,657													
UNITS	1	1.00													

TOTAL RCN	848,885
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$747,000