

Key: 1990

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.156

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHASE BEATRICE L & EUNICE E 15 ORCHARD ST #B NEWTON, MA 02458				13J-18-AR5				70 ROWLAND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHASE BEATRICE L & EUNICE				05/21/2013	A	1	()				
CHASE BEATRICE L & EUNICE				11/14/2012	QS	650,000	26853-28				
MARSHALL BETTY ANNE				05/20/1987	A	1	5731-336				

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 %
20-126	01/12/2021	3	Renovations	360,000	01/12/2021	APK	100 100
16-177	02/25/2020	12	INSULATION	860	04/08/2021	NF	100 100
15-843	03/25/2016	3	Renovations	1,000	07/17/2018	NF	100 100
	12/18/2015	2	Additions	360,000	03/09/2023	NF	100 100
	04/18/2007	50	Meas & List			RRC	100 100

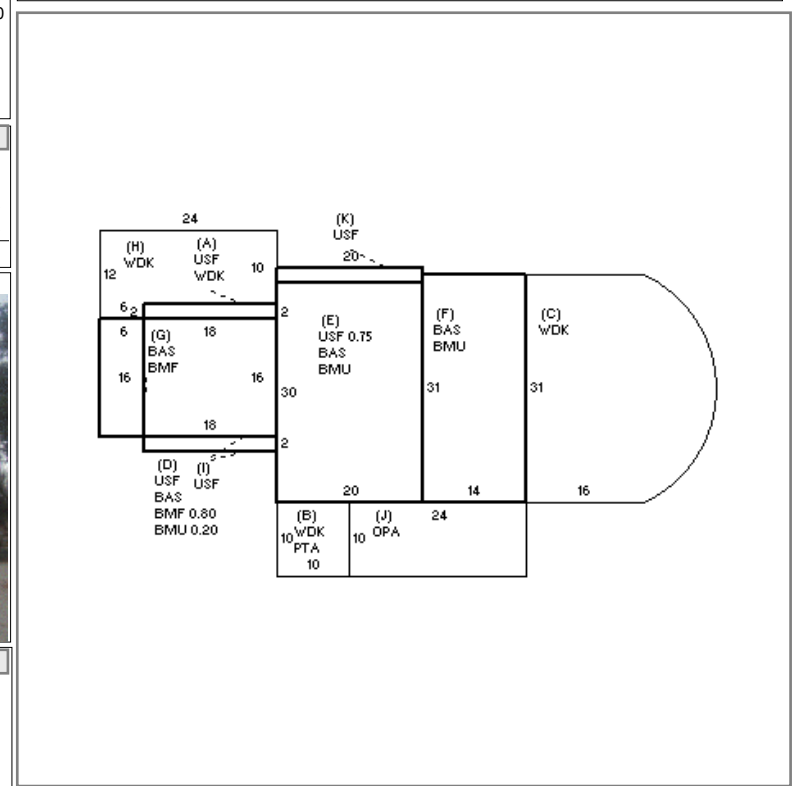
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	R05	1.30		437,510
300	A	0.921	NC	1.00	50	0.50	100	1.00	R05	1.30		11,490

TOTAL	1.839 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Slight Vw Frostfish Cove/Wet			LAND	449,000	374,200
Inf1	100			BUILDING	822,500	685,400			
Inf2	100			DETACHED	0	0			
				OTHER	0	0			
TOTAL				1,271,500	1,059,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=1RM



BUILDING	CD	ADJ	DESC	MEASURE	3/9/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/9/2023	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	3/22/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,268	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	1,107		70.08	77,579
\$NLA(RCN)	\$390	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	PTA	N	PATIO/STOOP	100		21.48	2,148
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,092		85.19	93,028
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BAS AREA	288	2015	281.18	80,981
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	+	BAS	L	BAS AREA	1,130	1986	281.18	317,736
				INT. FINISH	2	DRYWALL	1.00	+	BMF	N	BSMT FINISH-SEP	326		130.32	42,485
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	USF	L	UP-STRY FIN	360	2015	238.59	85,894
				FUEL SOURCE	2	GAS	1.00	J	OPA	N	OPEN PORCH	240		91.32	21,917
								+	USF	L	UP-STRY FIN	490	1986	238.59	116,910
									BMG	O	BSMT GARAGE	2		3,323.40	6,647
									F11	O	FPL 1S 1OP	1		8,972.40	8,972
									F21	O	FPL 2S 1OP	1		12,451.20	12,451
									GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	884,436
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$822,500