

Key: 2014

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.179

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BOEMER ERIC & SALLY M 276 WOBURN ST READING, MA 01867				13J-5-G12				23 PINE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BOEMER ERIC & SALLY M				02/21/2017	QS	1,720,000 (212114)						
CATALANO ROBERT H & SANDR				05/22/2012	QS	1,590,000 (197168)						
THE STEPHEN H RHINESMITH				08/03/2011	A	1 (194886)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,178	NC	1.00	100	1,282,750	1.63	100	1.00	CF1	3.50	1,063,170

LAND

TOTAL	22,178 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	Wv	LAND	1,063,200	885,900		
Inf1	100			BUILDING	1,649,400	1,519,400		
Inf2	100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	2,712,600	2,405,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	BMF=2RMS, WINE RM, WET BAR
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	4/22/2022	MR
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

G

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	4,417	DETAIL ADJ	1.040
\$NLA(RCN)	\$450	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.95	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
FULL BATHS		5	1.00
1/2 BATHS		1	1.00
FIXTURES		20	\$25,792
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	2	WOOD SHIN	1.01
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	1,612		168.33	271,348
+	BAS	L	BAS AREA	2,143	2003	356.54	764,068
+	WDK	N	WOOD DECK	767		90.52	69,429
+	USF	L	UP-STRY FIN	2,274	2003	302.54	687,969
+	BMU	N	BSMT UNFINISHED	531		135.07	71,720
F	BIG	N	BUILT-IN GARAGE	650		118.26	76,871
+	OPA	N	OPEN PORCH	88		117.96	10,380
	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644

TOTAL RCN	1,987,221
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$1,649,400

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	%
21-677	07/29/2021	10	Reroof	48,000	04/06/2022	NF	100	100
	07/13/2017	98	SALES QUESTI		07/07/2016	APK	100	100
	07/07/2016	2	Additions			JB	100	100
	02/10/2006	50	Meas & List			JB	100	100
	02/19/2003	50	Meas & List			JB	100	100

