

Key: 2041

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.207

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION								
301 WHIDAH ROAD REALTY TRUST MCBRIDE KIRBY J & HANUSAIK LINDA TRSTES 310 HIGHLAND ST W NEWTON, MA 02465				13K-29-W7				301 WHIDAH RD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
301 WHIDAH ROAD REALTY TR				06/08/2018	H	2,650,000	(216385)									
HARDY ROBERT S SR LT				04/13/2005	A	1	(176405)									
HARDY ROBERT				04/28/2003	A	1	()									
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	4,434,650	1.00	MDW	1.10	OF6	11.00		4,072,220
300	A	1,261	NC	1.00	100	1.00	100	1.00	211,200	1.00	100	1.00	OF6	11.00		266,320

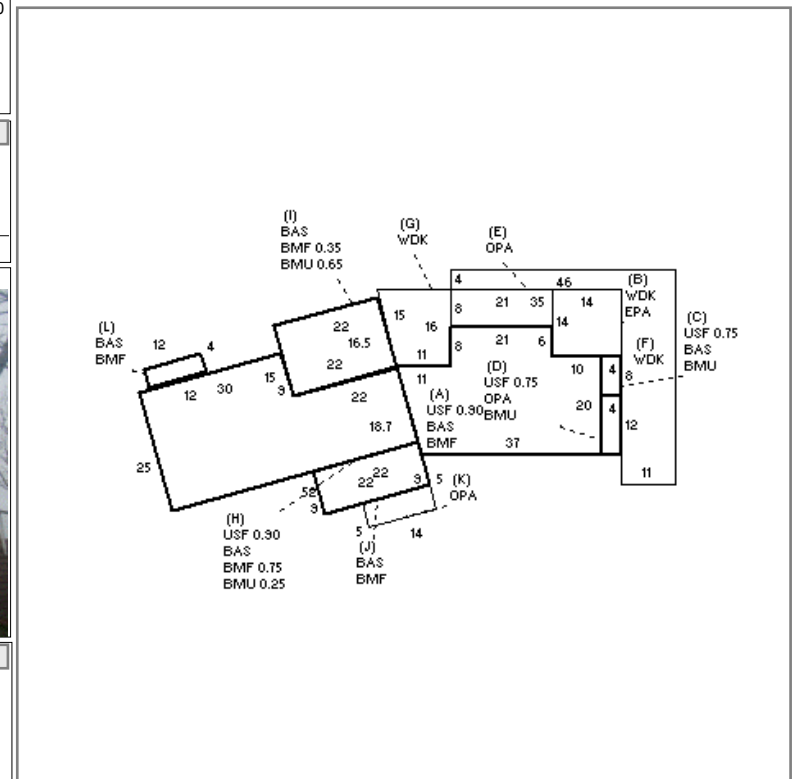
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-534	08/27/2020	6	Pools etc	85,000	04/14/2022	NF	100	100
21-213	03/18/2020	5	Demolitions	18,500	04/07/2021	NF	100	100
21-214	03/18/2020	1	New Construc	2,500,000	04/14/2022	NF	100	100
21-215	03/18/2020	2	Additions	500,000	04/14/2022	NF	100	100
19-051	09/12/2019	75	SPECIAL PERM				100	100

LAND

TOTAL	2.179 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE 2 GARAGE SPACES				LAND	4,338,500	3,306,800
Inf1	100		LAND BUILDING	5,728,400	5,113,200			
Inf2	100		DETACHED	40,700	28,900			
			OTHER	324,300	673,500			
<b>TOTAL</b>			<b>10,431,900</b>	<b>9,122,400</b>				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.50	10 0.90 26X14	2020	364	68.20	22,300
HTB	V	1.50	10 0.90 8X8	2020	1	9,847.35	8,900
STR	A	1.00	10 0.90 4X88	2021	352	30.00	9,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2021	NF
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	4/26/2022	MR
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 BMF=3 ROOMS/BATH  
 INTERIOR ESTIMATED PER PLANS (7/1/2021)

BUILDING

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,845,357
NET AREA	4,470	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	2,087		380.10	793,268		
\$NLA(RCN)	\$1,308	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,609	2020	1,045.43	2,727,522		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,861	2020	887.08	1,650,856		
				ROOF COVER	2	WOOD SHIN	1.01	B	EPA	N	ENCL PORCH	196		467.95	91,718		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	570		297.44	169,540		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	286		266.35	76,178		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	1,028		204.40	210,123		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		36,316.00	36,316		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHWR-A	2		5,169.50	10,339		
																EFF.YR/AGE	2020 / 2
																COND	2 2 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$5,728,400

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LEGAL

LAND

DETACHED

BUILDING

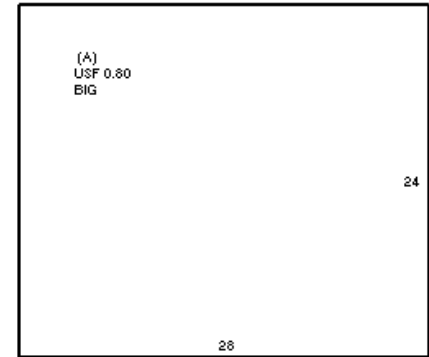
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	324,300	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
USF=ONE ROOM WITH KITCHENETTE & BATH INTERIOR ESTIMATED PER PLANS (7/1/2021)

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2021	NF
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	17	0.95	GAR/APT [100%]	REVIEW	4/26/2022	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,942		
NET AREA	538	DETAIL ADJ	0.988	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	672		117.86	79,202	CONDITION ELEM	CD		
\$NLA(RCN)	\$615	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	538	2020	458.81	246,839	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2020 / 2
																		COND	2 2 %
																		FUNC	0
																		ECON	0
																		DEPR	2 % GD 98
																		RCNLD	\$324,300