

Key: 2055

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.222

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
349 WHIDAH LLC HALL PHIL MANAGER 25 GREENOUGH AVE JAMAICA PLAIN, MA 02130				13K-8-W11				349 WHIDAH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
349 WHIDAH LLC				07/25/2018	B		1 (216851)				
HALL MANSON P ET AL				07/13/2018	H		(216743)				
HALL MANSON P				10/12/2006	A		1 (181328)				

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	%
15-443	08/05/2015	3	Renovations	3,490	06/07/2016	WFF	100	100
13-020	01/15/2013	2	Additions	150,000	03/14/2014	MR	100	100
	03/19/2008	50	Meas & List			RRC	100	100
07-395	08/31/2007	3	Renovations	10,000	03/19/2008		100	100
2004031	03/11/2004	99	n/a				100	100

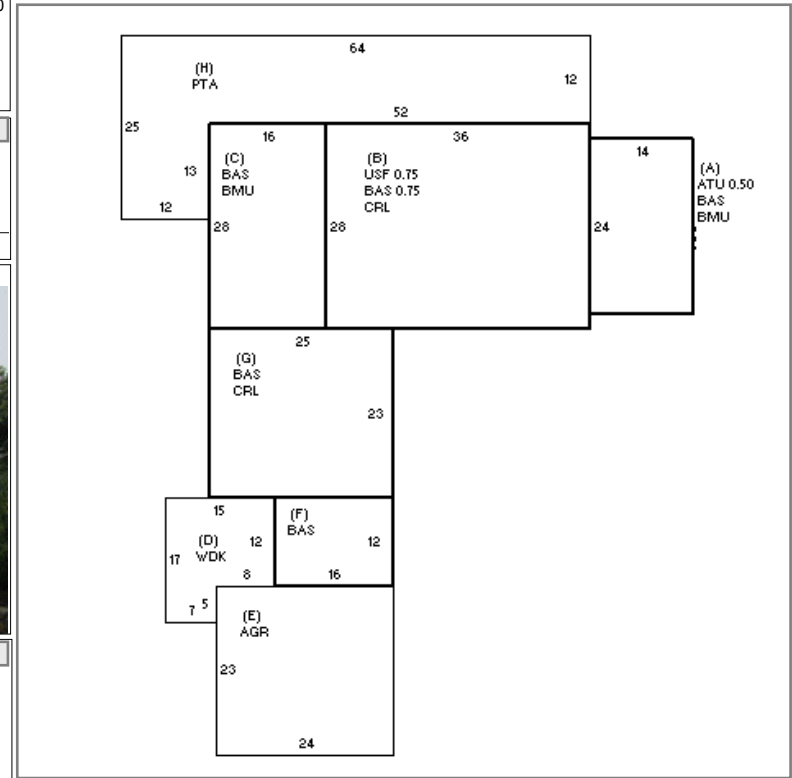
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	NC	1.00	100	1.00	100	1.00	4,434,650	1.00	MDW	1.10	OF6	11.00		4,072,220
300	A	0.971	NC	1.00	100	1.00	100	1.00	211,200	1.00	100	1.00	OF6	11.00		205,080

TOTAL	1.889 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Bay Frt;excess Frontage			LAND	4,277,300	3,564,200
Inf1	100			LAND	1,132,700	991,300			
Inf2	100			BUILDING	1,600	1,500			
				OTHER	566,500	521,000	TOTAL	5,978,100	5,078,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/07/2016
SHF	A	1.00	10 0.90	BP01-284 ADD	2001	140	12.73	1,600	

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	2/2/2017	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,398,336					
NET AREA	3,063	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	784		97.20	76,204							
\$NLA(RCN)	\$457	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,667	1964	373.92	623,333							
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	168		121.68	20,441							
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	CRL	N	CRAWL SPACE	1,583		28.91	45,762							
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	756	1964	317.29	239,869							
				INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BAS AREA	448	2003	373.92	167,518							
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	D	WDK	N	WOOD DECK	215		90.52	19,462							
				FUEL SOURCE	1	OIL	1.00	E	AGR	N	ATTACHED GARAGE	552		120.15	66,323							
													F	BAS	L	BAS AREA	192	1964	373.92	71,793		
													H	PTA	N	PATIO/STOOP	924		27.75	25,637		
													F11	O	FPL 1S 1OP	1		11,589.40	11,589			
													F21	O	FPL 2S 1OP	1		16,082.80	16,083			
													GEN	O	GENERATOR	1		0.00				



DETACHED

BUILDING

INDIN

RCNLD

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

EFF.YR/AGE	2003 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81

RCNLD	\$1,132,700
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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 %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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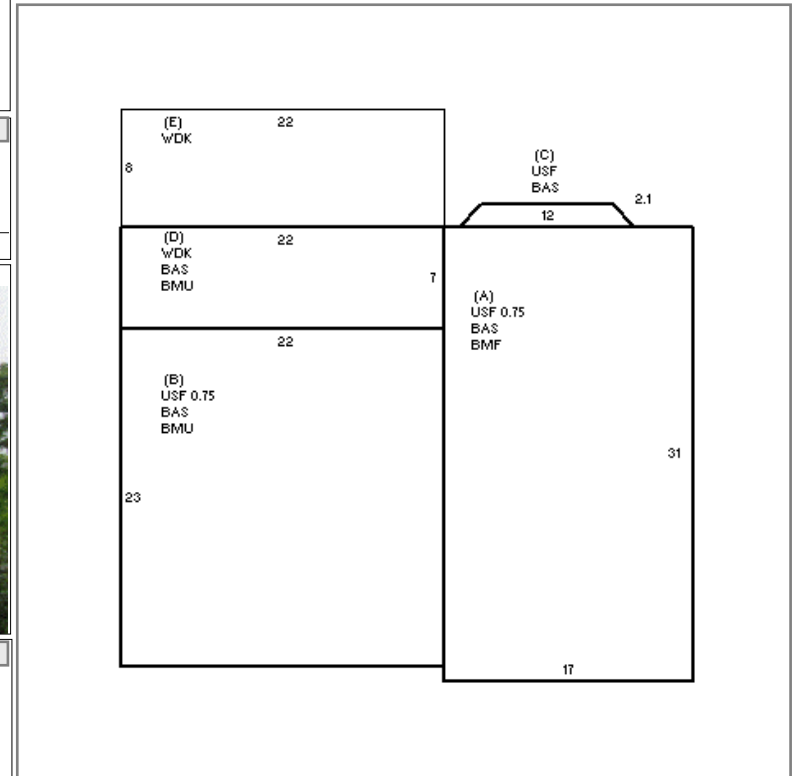
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	566,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS		
ROOM COUNTS ESTIMATED PER PLANS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2014	MR
MODEL	1		RESIDENTIAL	LIST	3/14/2014	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	5/7/2014	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	609,127	
NET AREA	1,994	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	527		108.60	57,232	CONDITION ELEM	CD	
\$NLA(RCN)	\$305	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,033	1962	252.23	260,556	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	791	2013	214.03	169,296	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	660		81.02	53,470	KITCHEN	G		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	170	2013	252.24	42,880	BATHS	G		
BEDROOMS	4	1.00	INT. FINISH	12	PLASTR/DRYWLI	1.00	+	WDK	N	WOOD DECK	330		58.40	19,272	HEAT	U		
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U		
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00												
FIXTURES	6	\$4,944																
UNITS	1	1.00																
																EFF.YR/AGE	2015 / 7	
																COND	7 7 %	
																FUNC	0	
																ECON	0	
																DEPR	7 % GD 93	
																RCNLD	\$566,500	