

Key: 2560

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.767

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
KANE JAMES R & SALLY ANN 686 WEBSTER ST NEEDHAM, MA 02492-3120		14G-13-F1	258 BARCLIFF AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KANE JAMES R & SALLY ANN		11/15/1991	H	155,000	7756-111

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	%
1992084	02/12/2008 05/12/1992	50 99	Meas & List n/a			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,388	CH	1.00	1.00	916,250	2.00	1.00	R06	2.50		730,900

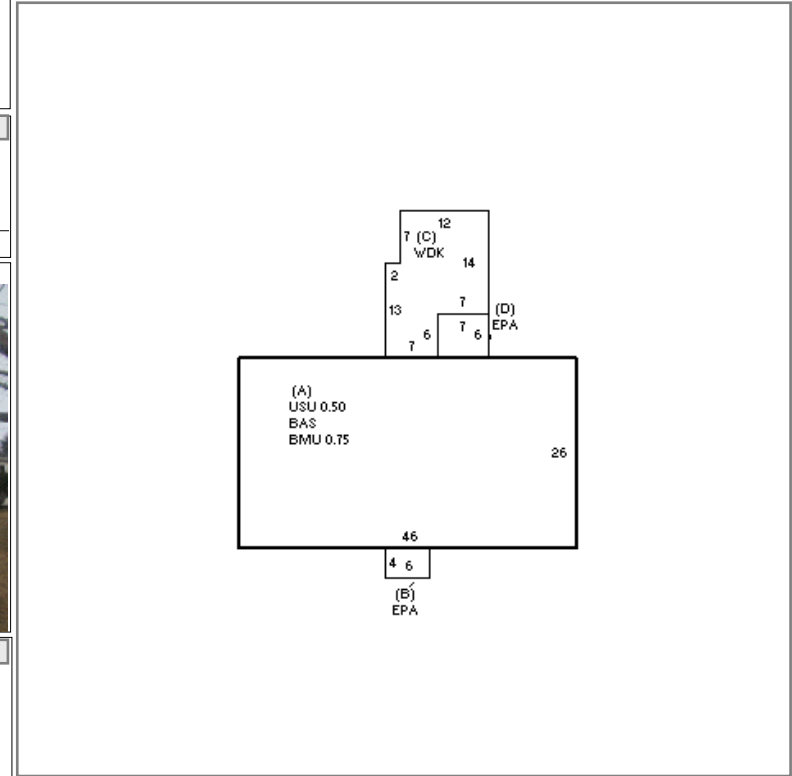
TOTAL	17,388 SF	ZONING	R40	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	730,900	609,100			
Inf1	100		BUILDING	248,300	225,900			
Inf2	100		DETACHED	5,700	5,400			
			OTHER	0	0			
			TOTAL	984,900	840,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 20X20	1981	400	47.14	5,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,196	DETAIL ADJ	1.000
\$NLA(RCN)	\$399	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
FULL BATHS		1	1.00
1/2 BATHS		0	1.00
FIXTURES		3	\$2,400
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	897		74.33	66,677
A	BAS	L	BAS AREA	1,196	1948	249.68	298,615
A	USU	N	UPPER STORY UNF	598		127.22	76,075
+	EPA	N	ENCL PORCH	66		133.70	8,824
C	WDK	N	WOOD DECK	224		58.40	13,082
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	477,526
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$248,300