

Key: 2770

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.993

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MASOOD AAMIR & AYL A YILDIZ 572 DEDHAM ST NEWTON, MA 02459				141-25-AC9				100 OLD MAIL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MASOOD AAMIR & AYL A YILDI				11/12/2020	QS	728,000	(224388)					
MAXWELL RONALD J & NANCY				06/22/2015	QS	537,500	(206595)					
ROTH THOMAS G & AUDREY D				05/21/2004	D	419,000	(173094)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	NC	1.00	1.00	476,450	3.20	1.00	1.00	R04	1.30	350,380

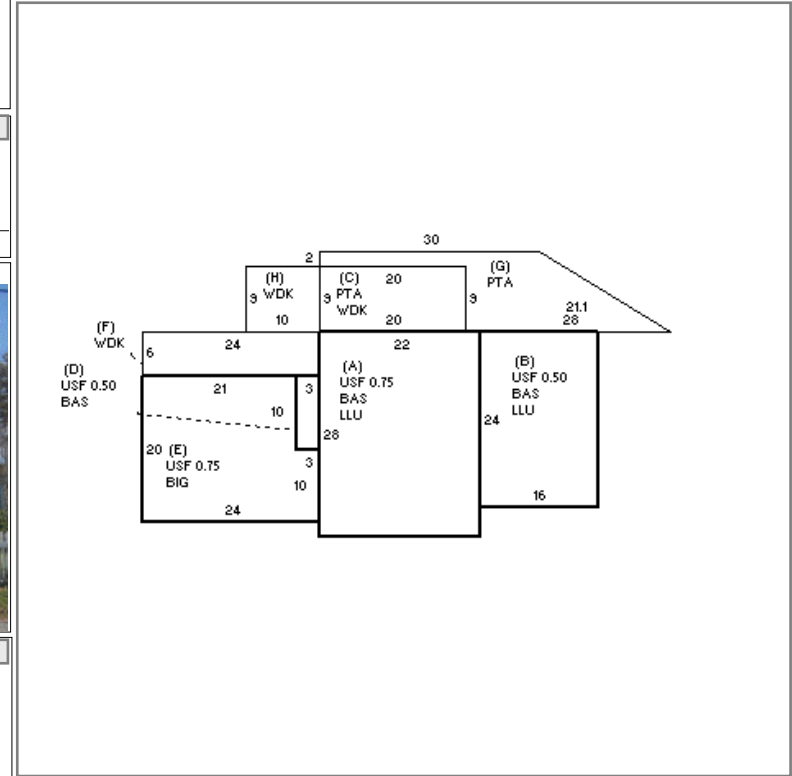
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-558	03/01/2016	98	SALES QUESTI					0
	11/25/2015	2	Additions	7,000	11/25/2015	APK	100	100
	09/23/2015	14	DECK		04/21/2022	NF	100	100
	02/21/2007	50	Meas & List			RRC	100	100
06-240	04/26/2006	3	Renovations	20,000	02/21/2007		100	100

DE
TACH
ED

TOTAL	10,000 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	350,400	292,000
Inf1	100		BUILDING	664,600	612,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,015,000	904,200

PHO
TO

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BL
DING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	5/9/2022	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
1F.BATH=4FIX

IL
DING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	800,771															
NET AREA	2,037	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	1,000		160.18	160,180																	
\$NLA(RCN)	\$393	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	669	2004	241.23	161,381																	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	414		70.08	29,014																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,030	2004	284.29	292,817																	
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	450		95.11	42,799																	
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	338	2009	241.23	81,535																	
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	429		21.48	9,215																	
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	2		7,465.80	14,932																	
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	A																															
BATHS	A																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2005 / 17</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>17</td> <td>17 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>17</td> <td>% GD 83</td> </tr> </tbody> </table>														EFF.YR/AGE	2005 / 17		COND	17	17 %	FUNC	0		ECON	0		DEPR	17	% GD 83
EFF.YR/AGE	2005 / 17																															
COND	17	17 %																														
FUNC	0																															
ECON	0																															
DEPR	17	% GD 83																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$664,600</td> </tr> </thead> </table>														RCNLD	\$664,600													
RCNLD	\$664,600																															