

Key: 2856

Town of CHATHAM - Fiscal Year 2024

9/7/2023

9:38 am

SEQ #: 3.084

LEGAL

LAND

DETACHED

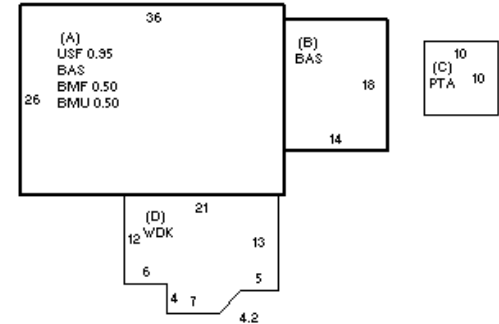
BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|--------------------|-----|------|------------|-----------|
| WYLIE ANDREW & MCVIE-WYLIE ALISON 133 TEMPLE ST NEWTON, MA 02465-2315 | | | | 14J-44-R60 | | | | 158 OLD FIELD BEND | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| WYLIE ANDREW & MCVIE-WYLI | | | | 05/30/2019 | U | 774,250 | 32054-257 | | | | | |
| MCBRIDE KIRBY J & HANAUSA | | | | 09/27/2010 | QS | 585,000 | 24861-84 | | | | | |
| SHARAF ALAN B & CAROLYNN | | | | 12/07/2000 | QS | 375,000 | 13413-204 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 25,320 | NC | 1.00 | 90 | 0.90 | 100 | 1.00 | R09 | 2.00 | | 558,740 |

| 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 | % |
| 18-534 | 07/10/2018 | 10 | Reroof | 7,675 | 02/27/2019 | TCK | 100 | 100 |
| | 03/18/2016 | 3 | Renovations | | 03/18/2016 | APK | 100 | 100 |
| | 12/05/2010 | 60 | Meas & Lette | | | CS | 100 | 100 |
| 05-337 | 07/29/2005 | 14 | DECK | 4,000 | | | 100 | 100 |
| 1999300 | 12/07/1999 | 99 | n/a | | | | 100 | 100 |

| | | | | | | | | |
|-------|---------------|----------------------|----------|---------|---------|----------|---------|----------|
| TOTAL | 25,320 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NORTH CHATHAM | NOTE Wetland/topo | LAND | 558,700 | 465,600 | | | |
| Inf1 | 90 | | BUILDING | 428,400 | 389,800 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 987,100 | 855,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/18/2016 | APK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 6/4/2019 | TD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,077 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 468 | | 90.48 | 42,345 |
| \$NLA(RCN) | \$286 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH-SEP | 468 | | 108.60 | 50,825 |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | A | BAS | L | BAS AREA | 936 | 1973 | 243.12 | 227,561 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | A | USF | L | UP-STRY FIN | 889 | 1973 | 206.30 | 183,397 |
| | | | | FLOOR COVER | 34 | CARPET/ASPH TL | 1.00 | B | BAS | L | BAS AREA | 252 | 2005 | 243.12 | 61,266 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | PTA | N | PATIO/STOOP | 100 | | 17.90 | 1,790 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | D | WDK | N | WOOD DECK | 293 | | 58.40 | 17,111 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,770.00 | 2,770 |
| | | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 594,942 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1977 / 45 | |
| COND | 28 | 28 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 28 | % GD 72 |
| RCNLD | \$428,400 | |