

Key: 2860

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.088

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCMAHON TERRENCE & THANDA BRASSARD				14J-48-W22				92 OLD FIELD BEND				
60 LANTERN LN NEEDHAM, MA 02492				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCMAHON TERRENCE & THANDA				12/01/2022	QS	1,175,000	(231693)	
				VELLTURO CHRISTOPHER				07/13/2006	A	1	(180590)	
				VELLTURO CHRISTOPHER & MA				11/12/1999	99	525,000	(155504)	

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	%
23-172	03/14/2023	13	SH.MTL/FHAIR	167,200				0
22-782	09/23/2022	10	Reroof	31,940	03/02/2023	NF	100	100
		8	Cyc. Reinsp.		04/14/2022	NF	100	100
		14	DECK		03/02/2023	NF	100	100
21-774	08/27/2021	50	Meas & List	15,000	03/18/2016	APK	100	100

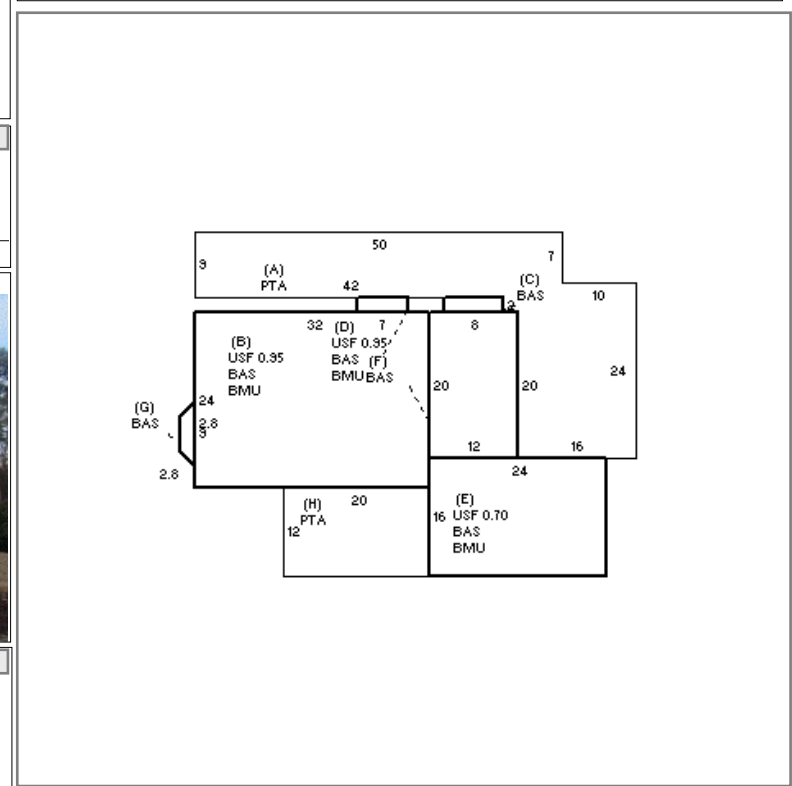
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,424	NC	1.00	1.00	1.00	1.00	1.00	R08	2.00		664,640

TOTAL	37,424 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE DEEDED BEACH RIGHTS	LAND		664,600	636,900		
Inf1	100		BUILDING		597,400	550,900		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL				1,262,000		1,187,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2023

BLDG COMMENTS  
AC FIRST FLOOR ONLY



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/2/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2023	EMZ
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	2,662	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	PTA	N	PATIO/STOOP	1,066		17.90	19,081
\$NLA(RCN)	\$274	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,392		67.65	94,170
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,226	1973	198.59	243,474
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,436	1973	234.04	336,084
				FLOOR COVER	14	HARDWD/ASPH TL	1.00		BMG	O	BSMT GARAGE	2		2,769.50	5,539
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	2		10,376.00	20,752
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	728,577	CONDITION ELEM	CD
		EXTERIOR	V
		INTERIOR	G
		KITCHEN	A
		BATHS	A
		HEAT	U
		ELECT	A
EFF.YR/AGE		2004 / 18	
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD		\$597,400	