Key: 2935

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.168

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRATT PHILIP G BLISS ELISABTH & CLARK SUSAN 24 MANCHESTER RD NEWTON, MA 02461	15A1-24-H31	142 SEAGULL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRATT PHILIP G	05/10/1994	A	1	(133741)

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	%
14-339	06/17/2014	11	Window Rplc	750	05/09/2017	NF	100	100
	02/14/2008	50	Meas & List			RRC	100	100
94-226	04/01/1994	14	DECK	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CH 1.00	100 1.00	100 1.00	1,466,000	3.20	100 1.00	WV6 4.00			1,078,100

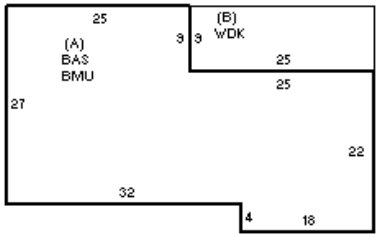
TOTAL	10,000 SF	ZONING	R40	FRNT	0
Nbhd	CHATHAM	NOTE	Dist Wv		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,078,100	1,010,700
BUILDING	257,700	234,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,335,800**	**1,245,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/28/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/28/2021	NF
LIST	12/28/2021	EST
REVIEW	2/22/2022	EMZ

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,197	DETAIL ADJ	0.850
$NLA(RCN)	$326	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	41	ASPH TL/HARDWD	1.00
INT. FINISH	22	DRYWLI/DRYWLI	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,197		69.67	83,395
A	BAS	L	BAS AREA	1,197	1960	232.38	278,155
B	WDK	N	WOOD DECK	225		58.40	13,140
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	390,494

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

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$257,700