

Key: 3819

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.165

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
108 SHORE ROAD REALTY TRUST FOX HILL VILLAGE 10 LONGWOOD DR UNIT 506 WESTWOOD, MA 02090				16D-19-26				108 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
108 SHORE ROAD REALTY TRU				12/04/2018	V	100	31706-77				
HERZLINGER GEORGE & REGIN				09/14/2012	V	3,285,500	26672-124				
FOWLER ESTATE OF TRUDYE H				03/23/2010	A		24436-96				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY					1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-109	03/02/2016	3	Renovations	40,000	07/16/2018	WFF	100	100
13-538	10/10/2013	2	Additions	750,000	06/20/2016	WFF	100	100
13-116	03/08/2013	1	New Construc	400,000	04/09/2014	MR	100	100
13-096	02/21/2013	5	Demolitions	5,000	04/09/2014	MR	100	100
	02/24/2005	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1.00	100	1.00	W11	13.00		4,375,110
300	A	0.461	CH	1.00	100	1.00	100	1.00	W11	13.00		115,070

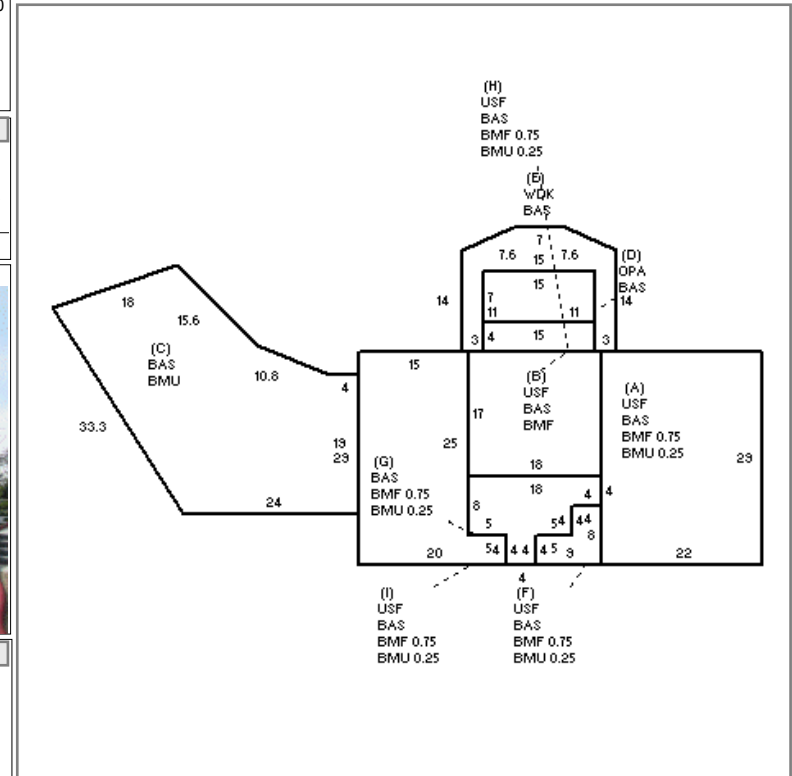
TOTAL	1.379 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	4,490,200	3,741,600
Inf1	100		BUILDING	2,914,600	2,508,600			
Inf2	100		DETACHED	0	0			
			OTHER	671,900	618,700			
			<b>TOTAL</b>	<b>8,076,700</b>	<b>6,868,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
bmf=MEDIA RM/BR/BATH



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	WFF
MODEL	1		RESIDENTIAL	LIST	12/19/2016	APK
STYLE	7	1.00	OLD STYLE [100%]	REVIEW	7/18/2018	TD
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LIVING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	4,317	DETAIL ADJ	1.040
\$NLA(RCN)	\$689	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	17	\$33,238	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	32	WD PNL/DRYWLI	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,274		161.60	205,874
+	BAS	L	BAS AREA	1,595	1920	541.80	864,163
+	USF	L	UP-STRY FIN	1,451	1920	459.73	667,069
+	BMF	N	BSMT FINISH-SEP	1,256		255.21	320,545
B	USF	L	UP-STRY FIN	60	2014	459.74	27,584
+	BAS	L	BAS AREA	1,211	2014	541.79	656,113
D	OPA	N	OPEN PORCH	105		178.85	18,779
E	WDK	N	WOOD DECK	171		137.23	23,467
	ELV	O	ELEVATOR	1		108,466.60	108,467
	F21	O	FPL 2S 1OP	2		24,383.60	48,767
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	2,974,066
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$2,914,600

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Town of CHATHAM - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
108 SHORE ROAD REALTY TRUST FOX HILL VILLAGE 10 LONGWOOD DR UNIT 506 WESTWOOD, MA 02090		16D-19-26		108 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

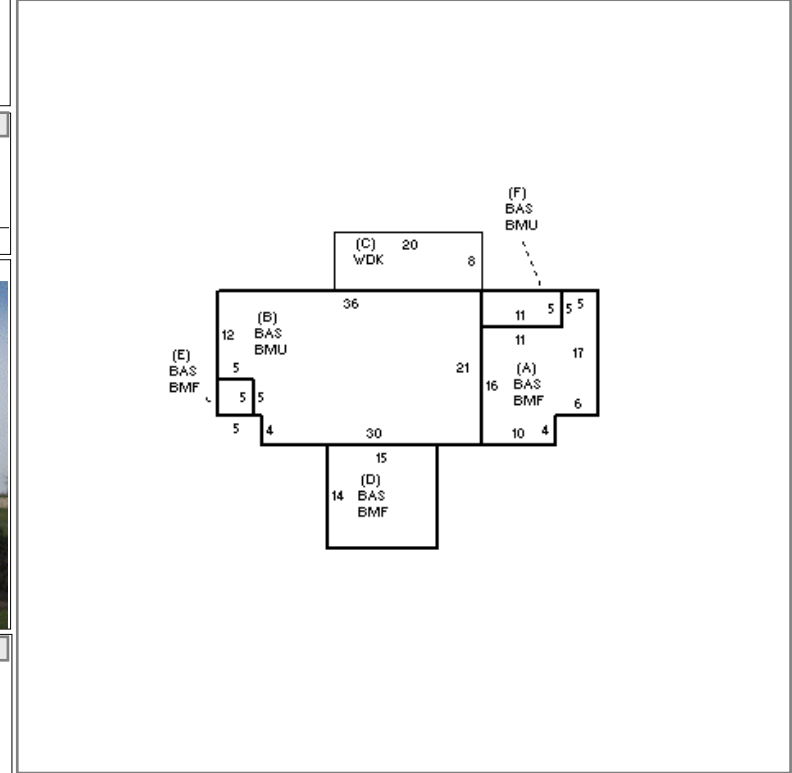
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	671,900	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	WFF
MODEL	1		RESIDENTIAL	LIST	12/19/2016	APK
STYLE	17	0.95	GAR/APT [100%]	REVIEW	7/18/2018	TD
QUALITY	G	1.55	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	bmf=1bdm,1f.bath,.5bath		

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,254	DETAIL ADJ	0.988	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$589	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	2	WOOD SHIN	1.01
ROOMS	3	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	3	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	11	\$13,476					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	492		168.33	82,818
+	BAS	L	BAS AREA	1,254	2013	413.64	518,706
+	BMU	N	BSMT UNFINISHED	762		120.29	91,658
C	WDK	N	WOOD DECK	160		90.52	14,483
	BMG	O	BSMT GARAGE	4		4,293.13	17,173
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	738,313
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$671,900