

Key: 3852

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.208

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BAKER FAMILY LIVING TRUST BAKER BRAD J & BOHAN-BAKER MARIELLE E TR 31 FAIRFIELD ST NEEDHAM, MA 02492				16D-43-11B				27 WILLOW BEND			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BAKER FAMILY LIVING TRUST				10/26/2021	A	100	34603-204				
BAKER BRAD J & BOHAN-BAKE				06/18/2021	QS	1,795,000	34220-245				
NUTT JEANNE M				06/17/2021	A	1	34216-95				

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	%
SS23-04	08/19/2021	98	SALES QUESTI				100	100
21-090	06/03/2021	20	Splits/Land			NF	100	100
20-389	01/27/2021	13	SH.MTL/FHAIR			NF	100	100
	12/30/2020	2	Additions	4,000	03/31/2022	NF	100	100
	01/15/2007	50	Meas & List	300,000	03/31/2022	AM	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,632	CH	1.00	1.00	1,466,000	3.31	1.00	R03	4.00		1,072,390

TOTAL	9,632 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,072,400	893,600			
Inf1	100		BUILDING	872,700	644,900			
Inf2	100		DETACHED	300	300			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,945,400</b>	<b>1,538,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40 8X6		48	16.25	300



BLDG COMMENTS	BMF=REC RM (PER MLS/PLANS)
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BUILDING	CD	ADJ	DESC	MEASURE	3/2/2017	MR
MODEL	1		RESIDENTIAL	LIST	3/2/2017	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	6/2/2021	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) WDK

14

32

(A) USF 0.95  
BAS  
BMF 0.30  
BMU 0.70

27

30

(C) OPA 4

YEAR BLT	1934	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	969,628	
NET AREA	1,580	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	567		131.94	74,808	CONDITION ELEM	CD	
\$NLA(RCN)	\$614	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	243		168.33	40,905	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	810	1934	531.28	430,337	INTERIOR	V
STORIES	1.95	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	770	1934	450.81	347,123	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	448		90.52	40,553	BATHS	V		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	36		117.97	4,247	HEAT	U		
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		16,082.80	16,083	ELECT	U			
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289					
FIXTURES	8	\$13,284																
UNITS	1	1.00																
																EFF.YR/AGE	2012 / 10	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	10 % GD 90	
																RCNLD	\$872,700	