Key: 4235

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,639

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSENBERG BRIAN G & MARTIN ELIZABETH 73 GROVE ST WINCHESTER, MA 01890-3840	1B-31-K6	21 LADY SLIPPER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSENBERG BRIAN G & MARTI	12/30/2016	QS	710,000	30204-283
NITTEL MARK F & KATHRYN P	06/01/2011	A	99	25483-178
NITTEL MARION & MARK	12/15/2010	A		25091-196

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

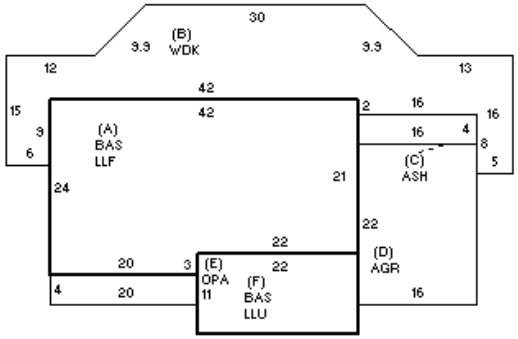
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		8	Cyc. Reinsp.		01/13/2022	TCK	100	100
	02/01/2011	50	Meas & List			CE	100	100
98-282	06/01/1998	14	DECK	11,000	02/01/2011		100	100
97-393	11/01/1997	4	Outbuildings	1,090			100	100
1980107	09/05/1980	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	SC 1.00	90 0.90	100 1.00	989,550	2.33	100 1.00	VW2 3.00			768,020

TOTAL	14,500 SF	ZONING	R20	FRNT	110
Nbhd	SOUTH CHATHAM	NOTE	INFL= SEVERE REAR SLOPE. CHANGE NBHD TO SOUTH. FORMERLY WEST RD		
Infl1	90				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	768,000	640,000
BUILDING	483,200	445,400
DETACHED	900	800
OTHER	0	0
TOTAL	**1,252,100**	**1,086,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X8	1997	80	15.24	900

PHOTO 01/13/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/13/2022	TCK
LIST	1/13/2022	EST
REVIEW	2/1/2022	EMZ

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,184	DETAIL ADJ	0.892
$NLA(RCN)	$537	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,138
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	942		187.54	176,664
+	BAS	L	BAS AREA	1,184	1980	254.84	301,728
B	WDK	N	WOOD DECK	809		70.08	56,695
C	ASH	N	ATT SHED	64		72.71	4,654
D	AGR	N	ATTACHED GARAGE	352		98.35	34,618
E	OPA	N	OPEN PORCH	80		91.32	7,306
F	LLU	N	LOWER LEVEL UN	242		143.59	34,748
	F12	O	FPL 1S 2OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	635,774

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

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$483,200