

Key: 4432

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.847

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OCONNOR JOHN J & MARY E 26 ATWILL RD W ROXBURY, MA 02132				2B-63A-10B				43 AUNT DEBORAHS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OCONNOR JOHN J & MARY E				08/08/1980	QS	15,000	3135-64				

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	%
15-437	08/04/2015	3	Renovations	7,244	05/31/2016	WFF	100	100
95-230	03/12/2008	50	Meas & List			RRC	100	100
1980163	07/01/1995	99	n/a	800			100	100
	12/10/1980	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,166	SC	1.00	1.00	586,400	1.02	1.00	R05	1.60		536,210

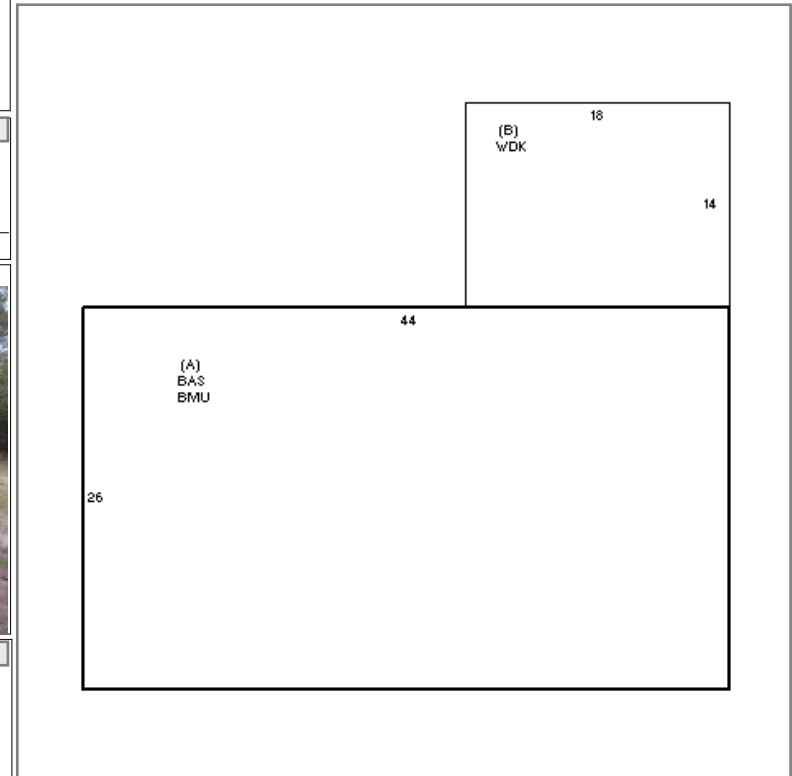
TOTAL	39,166 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	536,200	446,800	
Inf1	100		BUILDING	282,900	257,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						819,100	704,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	11/05/2021
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/5/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/16/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	0.850
\$NLA(RCN)	\$330	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	\$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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		70.30	80,419
A	BAS	L	BAS AREA	1,144	1981	235.16	269,027
B	WDK	N	WOOD DECK	252		58.40	14,717
	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	377,197	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		G
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$282,900	