

Key: 4477

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.900

LEGAL

LAND

DETACHED

BUILDING

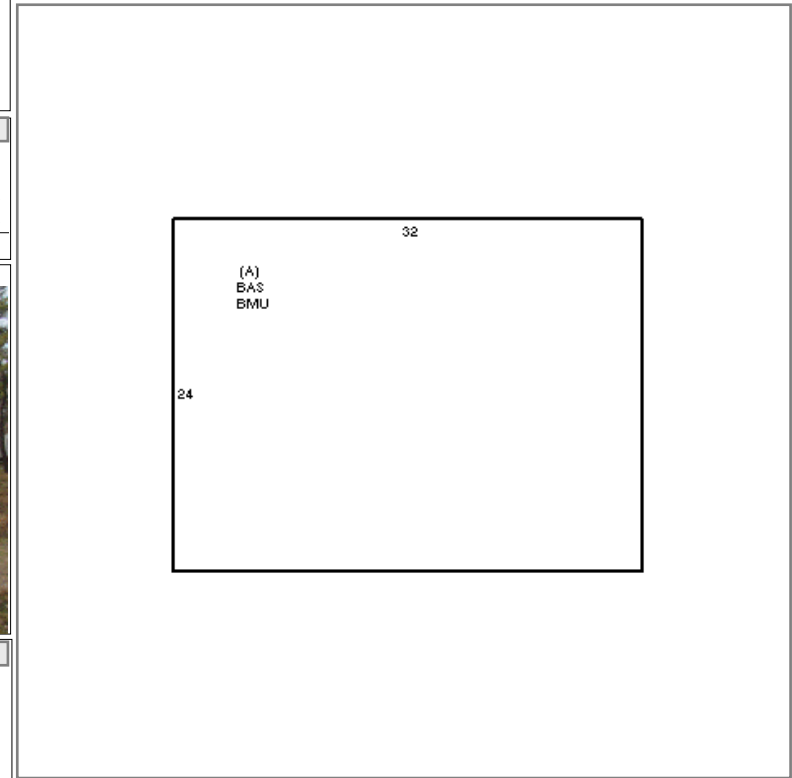
CURRENT OWNER				PARCEL ID				LOCATION			
REARDON EUGENE E III & BEVERLY A 158 PERKINS ST MELROSE, MA 02176				2C-14-F12				79 MELODY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REARDON EUGENE E III & BE				07/28/2017	A	1 30656-130					
REARDON EUGENE E & BEVERL				09/20/1995	A	9849-98					
ROBINSON KENNETH				04/09/1992	A	1 7962-220					

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	%
	03/12/2008	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,200	SC	1.00	100	1.00	100	1.00	R05	1.60		432,450

TOTAL	10,200 SF	ZONING	R20	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Robinson Wil	LAND	432,500	315,300			
Inf1	100		BUILDING	142,300	129,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>574,800</b>	<b>444,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/3/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/3/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/30/2021	MR
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	0.850
\$NLA(RCN)	\$289	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,632	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		61.97	47,594
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	768	1961	213.17	163,714
ROOF SHAPE	1	GABLE	1.00		BMG	O	BSMT GARAGE	1		2,216.00	2,216
ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		5,981.60	5,982
FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	222,320
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$142,300