Key: 4483

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,906

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KYRATZOGLOU IOANNIS M & KATHLEEN MARY 61 GRASMERE ST NEWTON, MA 02458	2C-20-F6	123 MELODY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KYRATZOGLOU IOANNIS M & K	07/27/2015	QS	363,500	29038-228
SEUFERT MARILYN M & GARY	10/24/2007	A	1	22424-186
SEUFERT CHRISTOPHER	05/29/1998	H	131,600	11462-325

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

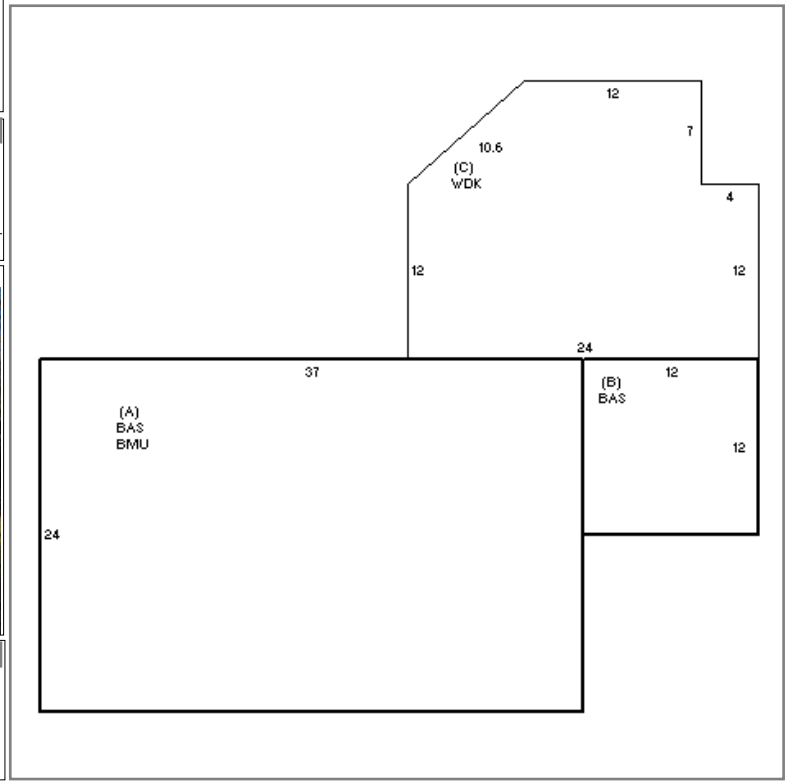
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/23/2016	98	SALES QUESTI				100	100
	03/12/2008	50	Meas & List			RRC	100	100
1998072	04/17/1998	99	n/a				100	100
97-165	04/01/1997	99	n/a	50,000			100	100
1997027	02/07/1997	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	SC 1.00	100 1.00	100 1.00	586,400	3.20	100 1.00	R05 1.60			431,240

TOTAL	10,000 SF	ZONING	R20	FRNT	100
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	431,200	314,400
BUILDING	192,000	174,700
DETACHED	0	0
OTHER	0	0
TOTAL	**623,200**	**489,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/03/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	-	0.80	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/3/2021	TCK
LIST	12/3/2021	EST
REVIEW	12/30/2021	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,032	DETAIL ADJ	0.850
$NLA(RCN)	$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	888		59.58	52,905
+	BAS	L	BAS AREA	1,032	1960	193.62	199,814
C	WDK	N	WOOD DECK	400		46.72	18,688
	BMG	O	BSMT GARAGE	1		2,216.00	2,216
	F11	O	FPL 1S 1OP	1		5,981.60	5,982
	ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182

TOTAL RCN	282,418

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

EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$192,000