

Key: 4502

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.925

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EVERETT JOHN C 55 ADAMS ST MELROSE, MA 02176				2C-37-8				40 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EVERETT JOHN C				05/01/2014	A	1	28120-72				
WINIFRED EVERETT REVOCABL				09/27/2013	QS	462,500	27719-187				
KELLER JOHN A IV & JENNIF				06/01/2011	QS	455,000	25484-324				

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 %
22-033	01/10/2022	8	Cyc. Reinsp.	11,440	02/11/2022	TCK	100 100
18-551	07/12/2018	77	SOLAR PANELS	27,610	02/15/2019	TCK	100 100
18-304	04/17/2018	3	Renovations	1,700	02/15/2019	TCK	100 100
15-368	07/08/2015	10	Reroof	7,600			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,851	SC	1.00	1.00	476,450	2.16	1.00	1.00	R03	1.30	374,750

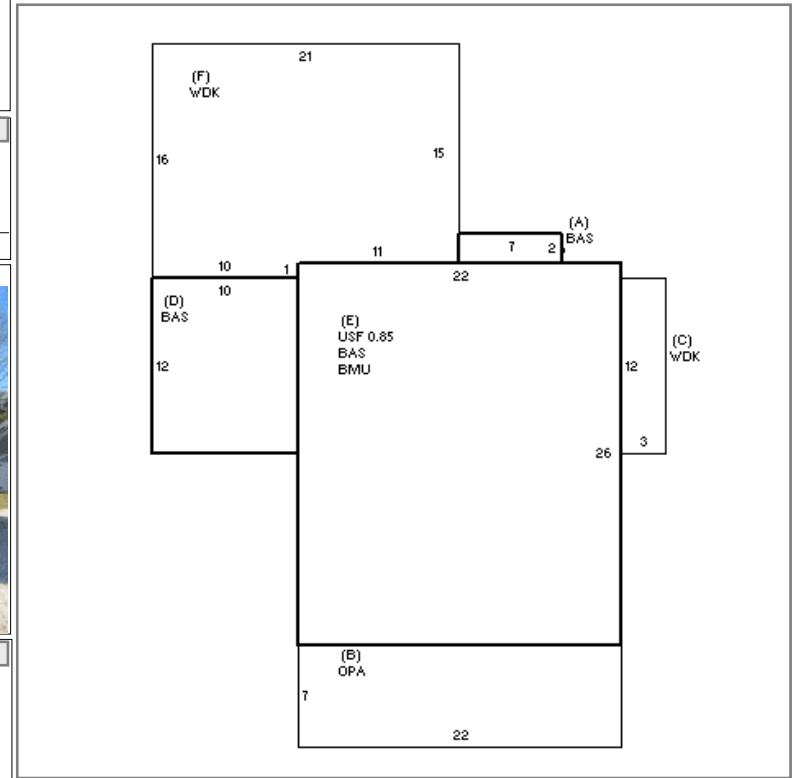
TOTAL	15,851 SF	ZONING	R20	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	374,800	312,300			
Inf1	100		BUILDING	392,000	356,700			
Inf2	100		DETACHED	12,500	11,900			
			OTHER	0	0			
<b>TOTAL</b>			<b>779,300</b>	<b>680,900</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	14X12+10X20	1985	368	48.52 12,500



BLDG COMMENTS	ODS IS OFF DGF/ASH
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BUILDING	CD	ADJ	DESC	MEASURE	2/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/11/2022	EST
STYLE	7	1.00	OLD STYLE [100%]	REVIEW	3/1/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.050
\$NLA(RCN)	\$422	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.85	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	\$5,040
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	1	PLASTER	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
+	BAS	L	BAS AREA	706	1940	344.78	243,416
B	OPA	N	OPEN PORCH	154		91.32	14,063
+	WDK	N	WOOD DECK	361		70.08	25,298
E	BMU	N	BSMT UNFINISHED	572		101.90	58,284
E	USF	L	UP-STRY FIN	486	1940	292.56	142,184
F21	O		FPL 2S 1OP	1		12,451.20	12,451
ODS	O		OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	502,510
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$392,000