

Key: 4537

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.967

LEG
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
TRYDER MATTHEW J & MARA 103 WOODLAND RD WESTWOOD, MA 02090-2631				2C-63-MF10				27 FAIRVIEW DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRYDER MATTHEW J & MARA				12/19/2014	QS	525,000	28583-347				
RAYMOND RONALD J & KAREN				08/31/1989	J	82,500	6864-228				

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	%
000000879	01/20/2006	51	Meas			RRC	100	100
	02/07/2005	2	Additions	500		RRC	100	100
	01/27/2005	50	Meas & List			RRC	100	100
P2005041	01/19/2005	2	Additions	22,400			100	100
000000576	09/03/2004	2	Additions	60,000			100	100

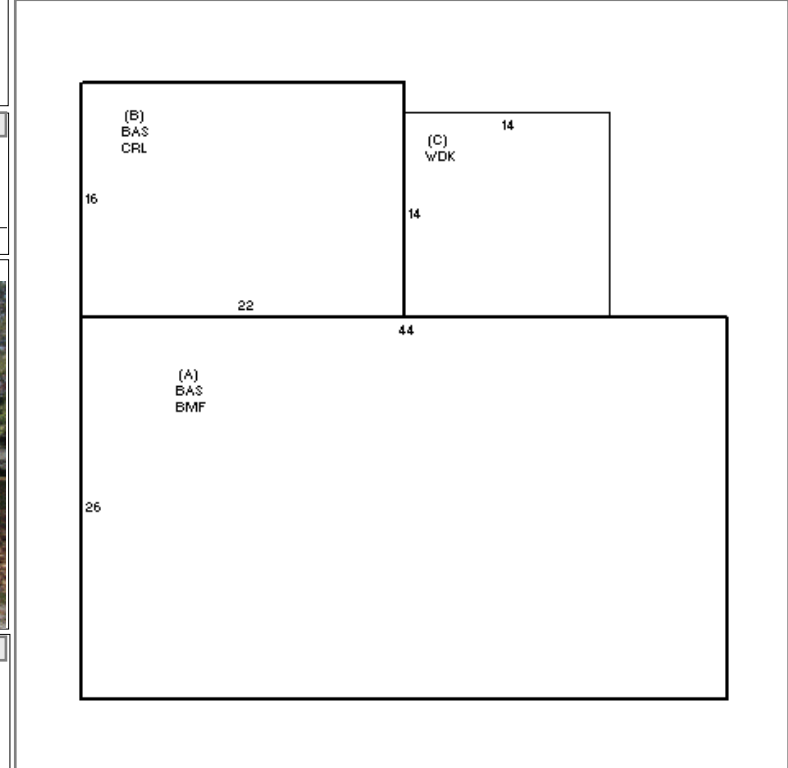
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,200	SC	1.00	1.00	586,400	3.15	1.00	R05	1.60		432,450

TOTAL	10,200 SF	ZONING	R20	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	432,500	315,300
Inf1	100		BUILDING	544,300	495,300			
Inf2	100		DETACHED	2,100	1,900			
			OTHER	0	0			
						TOTAL	978,900	812,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X10		60	16.25	900
PTD	A	1.00	30 0.70 10X15		150	11.30	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/2/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/30/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,496	DETAIL ADJ	0.892
\$NLA(RCN)	\$404	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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,144		130.32	149,086
A	BAS	L	BAS AREA	1,144	1985	277.24	317,167
B	CRL	N	CRAWL SPACE	352		32.29	11,366
B	BAS	L	BAS AREA	352	2004	277.24	97,590
C	WDK	N	WOOD DECK	196		70.08	13,735
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	604,828
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$544,300