Key: 4541

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,971

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE MADELYN M BILDEAU TRUST BILDEAU MADELYN M TRUSTEE 200 HARVARD CIR NEWTONVILLE, MA 02460-2226	2C-8-MF5	48 FAIRVIEW DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE MADELYN M BILDEAU TRU	06/14/2019	A	100	32086-322
BILODEAU MADELYN M	01/16/2002	A	1	14706-66
BILODEAU GERALD	01/28/1988	QS	195,000	6118-296

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

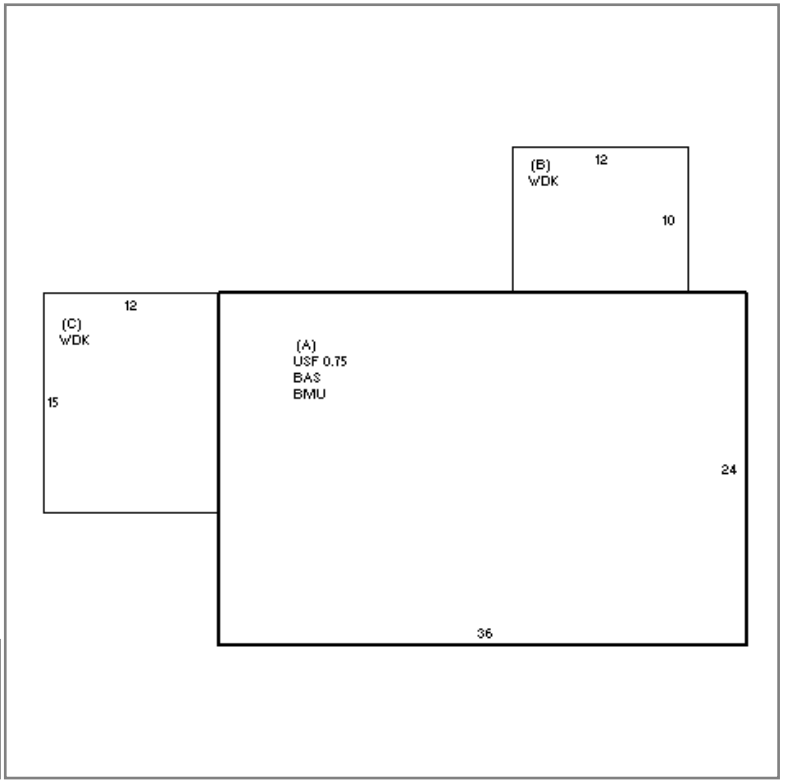
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/01/2005	50	Meas & List			RRC	100	100
000000595	09/16/2004	99	n/a	5,000			100	100
P2004463	09/13/2004	99	n/a				100	100
89-256	07/21/1989	99	n/a	1,050			100	100
1978109	10/10/1978	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,400	SC 1.00	100 1.00	100 1.00	586,400	1.56	100 1.00	R05 1.60			490,280

TOTAL	23,400 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	490,300	357,500
BUILDING	334,400	304,400
DETACHED	1,000	900
OTHER	0	0
TOTAL	**825,700**	**662,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10		80	15.24	1,000

PHOTO 12/02/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/2/2021	TCK
LIST	12/2/2021	EST
REVIEW	12/30/2021	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,800
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	31	CARPET/HARDWD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		75.03	64,825
A	BAS	L	BAS AREA	864	1978	258.50	223,348
A	USF	L	UP-STRY FIN	648	1978	219.35	142,139
+	WDK	N	WOOD DECK	300		58.40	17,520
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	464,485

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

EFF.YR/AGE	1978 / 44	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$334,400