

Key: 457

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 520

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KELLEHER KAREN & JAMES 57 BEACON ST ARLINGTON, MA 02477				10L-21-NL1				25 LITTLE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLEHER KAREN & JAMES				05/10/2016	A	1 29639-38					
KELLEHER JOHN J & CONSTAN				06/30/1994	QS	234,000 9263-93					
EDITH VALENTINE-NELSO				02/01/1993	A	1 8428-148					

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	%
17-724	10/20/2017	11	Window Rplc	1,200	07/17/2018	NF	100	100
17-634	09/25/2017	11	Window Rplc	4,856	07/17/2018	NF	100	100
17-155	03/16/2017	3	Renovations		07/17/2018	NF	100	100
15-137	03/30/2015	3	Renovations	5,400				
	05/10/2007	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	23,400	NC	1.00	100	1.00	100	1.00	R08	2.00		612,850

TOTAL	23,400 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	612,900	587,300
Inf1	100		BUILDING	766,500	697,700			
Inf2	100		DETACHED	1,600	1,500			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,381,000</b>	<b>1,286,500</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X14	2000	140	12.73	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	
QUALITY	+	1.20	PLUS AVE [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,628	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$384	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				FLOOR COVER	14	HARDWD/ASPH TL	1.00
				INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	724		94.46	68,390
+	BAS	L	BAS AREA	1,504	1983	295.21	443,996
B	WDK	N	WOOD DECK	266		70.08	18,641
C	BMF	N	BSMT FINISH-SEP	1,088		130.32	141,788
C	USF	L	UP-STRY FIN	816	1983	250.50	204,404
D	BAS	L	BAS AREA	308	1997	295.21	90,925
	BMG	O	BSMT GARAGE	2		3,323.40	6,647
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,008,578
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$766,500

