

Key: 4576

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.006

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARD MATTHEW J & CATHERINE E 16 FRASER ST LITTLETON, MA 01460-1471				3B-22-B24				41 AUNT CARRIES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RICHARD MATTHEW J & CATHE				10/25/2018	QS	630,000 (217671)					
SNYDER MATTHEW E				12/02/2015	A	1 (208128)					
SNYDER MATTHEW E & FELICI				05/01/2009	QS	375,000 (188439)					

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 %
21-195	02/25/2021	13	SH.MTL/FHAIR	24,998	02/23/2022	APK	100 100
20-403	01/22/2021	3	Renovations	100,000	11/05/2021	TCK	100 100
21-309	05/11/2020	3	Renovations	10,000	04/15/2021	NF	100 100
	11/12/2019	98	SALES QUESTI				100 100
	10/25/2018	10	Reroof				100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,834	SC	1.00	1.00	100	1.00	641,375	3.25	100	1.00	VW1 1.75	470,540

TOTAL	9,834 SF	ZONING	R20	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	470,500	392,100			
Inf1	100		BUILDING	492,800	448,500			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
TOTAL			964,100	841,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 10X10		100	11.30	800



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/5/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/16/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,468	DETAIL ADJ	0.875
\$NLA(RCN)	\$390	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	264		103.25	27,258
B	BMU	N	BSMT UNFINISHED	1,468		80.43	118,070
B	BAS	L	BAS AREA	1,468	1950	273.28	401,180
C	PTA	N	PATIO/STOOP	498		21.48	10,697
F11	O		FPL 1S 10P	1		8,972.40	8,972
ODS	O		OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	572,990
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$492,800