

Key: 4597

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.026

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ZAUDERER-ATLAS REALTY TRUST ATLAS JOAN & ZAUDERER MARC TRSTES 10 OLDE LYME RD WINCHESTER, MA 01890		3B-44-B39		189 FOREST BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ZAUDERER-ATLAS REALTY TRU		07/18/2007	A	1 (183663)	
ATLAS JOAN L & MARC ZAUDE		05/31/1995	QS	139,100 (137325)	
TEDESKI, LUKE		12/13/1990	QS	129,550 (122162)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
99-405	03/12/2008	50	Meas & List			RRC	100
1995265	09/01/1999	14	DECK	6,200			100
	05/25/1995	99	n/a				100

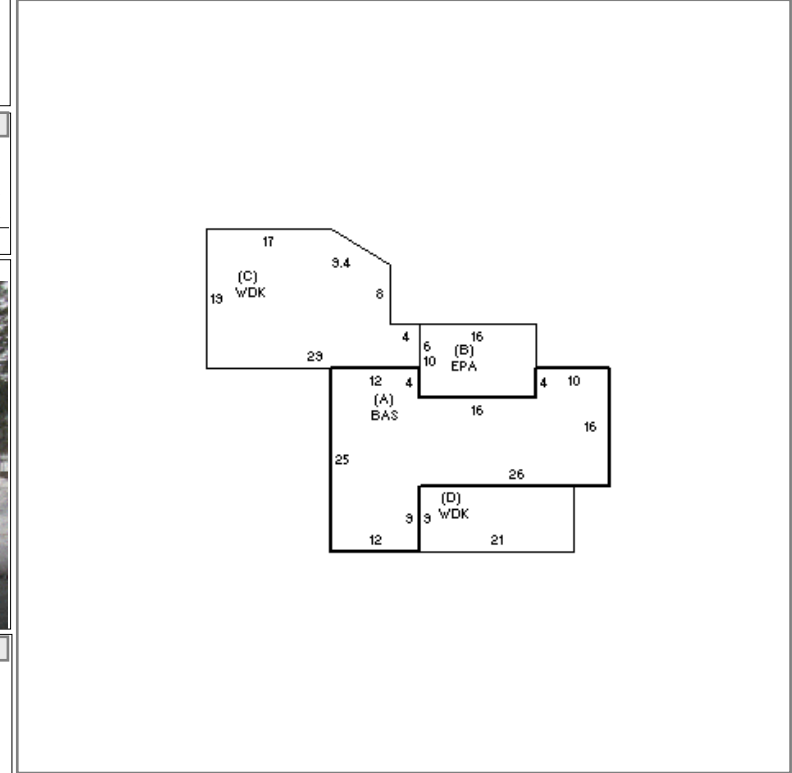
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,712	SC	1.00	100	1.00	100	1.00	R05	1.60		422,960

TOTAL	8,712 SF	ZONING	R20	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	423,000	352,500
Inf1	100		BUILDING	157,800	143,600			
Inf2	100		DETACHED	500	500			
			OTHER	0	0			
TOTAL							581,300	496,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X6		48	16.25	500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/2/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/16/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	652	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	652	1950	268.86	175,295
\$NLA(RCN)	\$378	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	EPA	N	ENCL PORCH	160		133.70	21,392
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	668		58.40	39,011
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	246,589
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$157,800