

Key: 4598

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.027

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION								
LEWIS DAVID & LORRAINE 34 PEARSON DR BYFIELD, MA 01922-1430										3B-45-G5				7 FLORENCE DR								
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)									
LEWIS DAVID & LORRAINE										08/19/2016	QS	410,000	(210445)									
NUDD DAVID E HEIRS										08/26/1999	A	1	(154499)									
NUDD, DAVID										10/28/1998	99	142,500	(150614)									
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	10,871	SC	1.00	100	1.00	100	1.00	586,400	2.98	100	1.00	R05	1.60		436,380						

LAND

TOTAL	10,871 SF	ZONING	R20	FRNT	99	ASSESSED	CURRENT	PREVIOUS			
Nbhd	SOUTH CHATHAM	NOTE							LAND	436,400	363,600
Inf1	100		LAND BUILDING	259,600	236,300						
Inf2	100		DETACHED	0	0						
			OTHER	0	0						
						TOTAL	696,000	599,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2021	TCK
MODEL	1		RESIDENTIAL			
STYLE	1	0.85	RANCH [100%]	LIST	11/10/2021	EST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	12/17/2021	MR
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	964	DETAIL ADJ	0.875
\$NLA(RCN)	\$359	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,200	
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	2	SOFTWOOD	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
+	BAS	L	BAS AREA	928	1955	254.44	236,119
B	BMU	N	BSMT UNFINISHED	800		76.56	61,248
+	WDK	N	WOOD DECK	394		58.40	23,010
D	BAS	L	BAS AREA	36	2005	254.44	9,160
F	CAN	N	CANOPY	16		43.63	698
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S IOP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	346,159
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$259,600

