

Key: 5129

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.574

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KRAUSS KEVIN E & JEANNE B 40 ALBERT AVE BELMONT, MA 02478-4205				4D-71-J5				44 SONGBIRD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KRAUSS KEVIN E & JEANNE B				10/13/1998	99	111,000	11757-46				
THOMPSON JOHN V & LOUISE				05/11/1990	A	17157-64	1				

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	%
21-478	05/13/2021	10	Reroof	18,160	11/24/2021	TCK	100	100
	01/18/2007	50	Meas & List			RRC	100	100
06-328	06/15/2006	3	Renovations	30,000	01/18/2007		100	100
01-209	04/17/2001	2	Additions	14,000			100	100
01-165	03/27/2001	1	New Construc	250,000			100	100

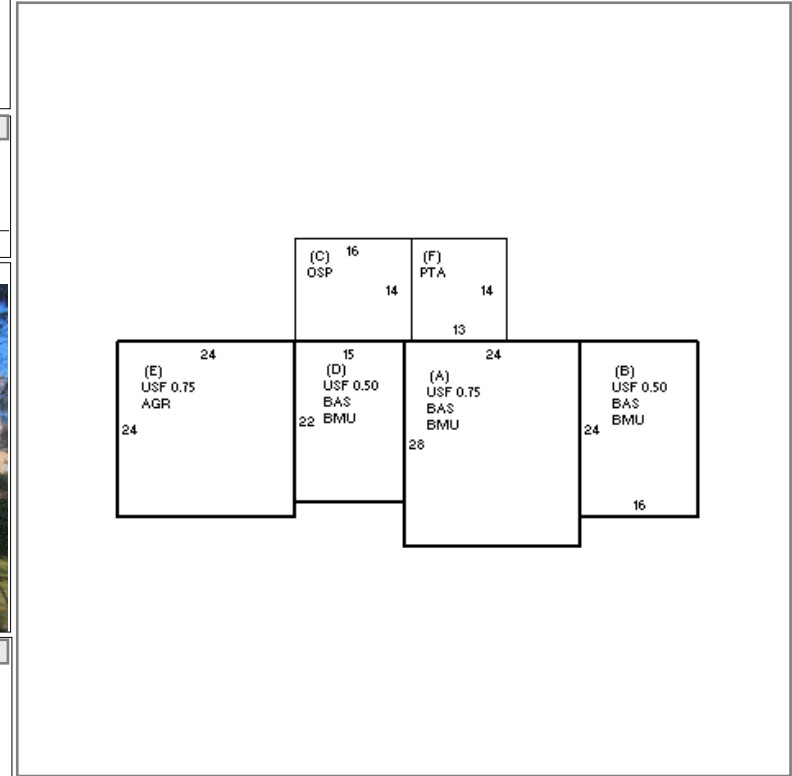
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,559	SC	1.00	1.00	549,750	1.73	1.00	R04	1.50		450,150

TOTAL	20,559 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	450,200	350,100			
Inf1	100		BUILDING	758,300	698,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,208,500	1,048,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/28/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	947,849	
NET AREA	2,679	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,386		81.26	112,633	CONDITION ELEM	CD	
\$NLA(RCN)	\$354	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,386	2001	294.57	408,281	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	861	2001	249.96	215,213	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OSP	N	OPEN SCR PORCH	224		94.56	21,181	KITCHEN	A	
				FLOOR COVER	16	HARDWD/OTHER	1.00	E	AGR	N	ATTACHED GARAGE	576		92.60	53,339	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	432	2006	249.96	107,981	HEAT	A	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	PTA	N	PATIO/STOOP	182		21.48	3,910	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451			
										ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
														EFF.YR/AGE		2002 / 20		
														COND	20 20%			
														FUNC	0			
														ECON	0			
														DEPR	20	% GD	80	
														RCNLD	\$758,300			