

Key: 5370

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.822

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS ALFRED B NOW MEOLA VITO & JOSEPH 231 COURT RD WINTHROP, MA 02152				41-3-4				1425 OLD QUEEN ANNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEOLA VITO & JOSEPH				01/26/2023	N	475,000	35612-133				
HIGGINS ALFRED B				04/14/2005	A	1	19721-114				
HIGGINS ALFRED B				03/15/1958	N	1	1033-1				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/11/2009	50	Meas & List			RRC	100	100

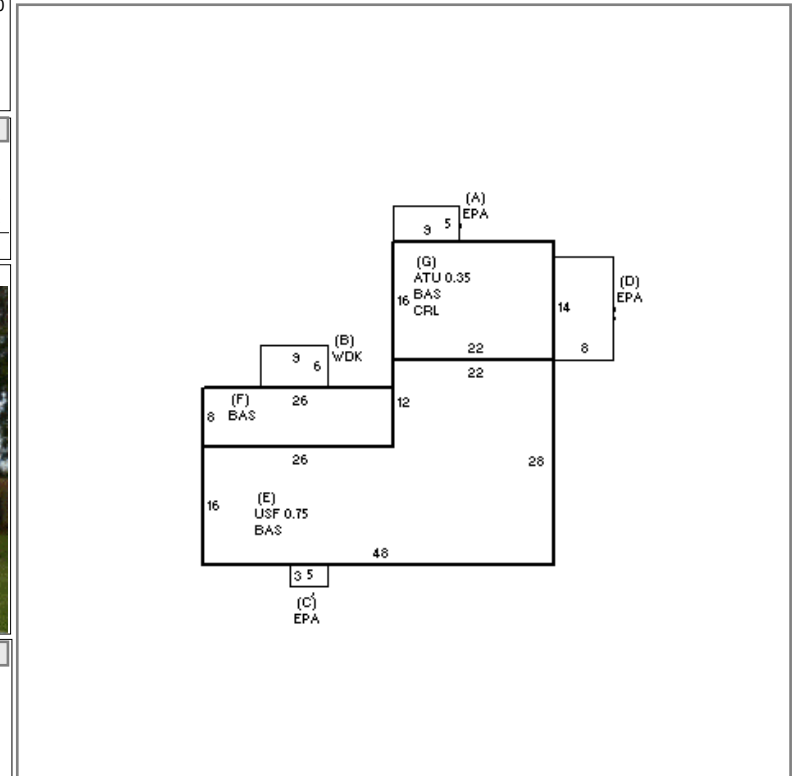
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	MR2	1.00		336,550
300	A	0.031	MC	1.00	100	1.00	100	1.00	MR2	1.00		600

TOTAL	41,344 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	337,200	229,600
Inf1	100		BUILDING	311,500	192,000			
Inf2	100		DETACHED	7,400	7,000			
			OTHER	0	0			
						TOTAL	656,100	428,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	1981	196	52.38	5,100
SHF	A	1.00	20 0.80	1981	120	13.29	1,300
SHF	A	1.00	30 0.70	1981	100	14.06	1,000



BLDG COMMENTS
8-3-1.5 4-1



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	21	1.00	ANTIQUE [100%]	REVIEW	11/15/2012	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	599,062		
NET AREA	2,366	DETAIL ADJ	1.000	FOUNDATION	6	CRAWL	1.00	+	EPA	N	ENCL PORCH	172		133.70	22,996	CONDITION ELEM	CD		
\$NLA(RCN)	\$253	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	54		58.41	3,154	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,592	1850	238.08	379,018	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	E	USF	L	UP-STRY FIN	774	1850	202.02	156,360	KITCHEN	F		
				FLOOR COVER	4	ASPH TILE	1.00	G	CRL	N	CRAWL SPACE	352		26.91	9,472	BATHS	F		
				INT. FINISH	1	PLASTER	1.00	G	ATU	N	UNFIN ATTIC	123		78.50	9,656	HEAT	O		
				HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP	1		10,376.00	10,376	ELECT	O			
				FUEL SOURCE	1	OIL	1.00	KIT	O	EXTRA KITCHEN	1		1,630.00	1,630					
																		EFF.YR/AGE	1960 / 62
																		COND	48 48 %
																		FUNC	0
																		ECON	0
																		DEPR	48 % GD 52
																		RCNLD	\$311,500