

Key: 5492

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.947

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
R & G DAVIS REALTY TRUST RICHARD W & GAIL E DAVIS TRSTES 233 NEOIDEN ST NEEDHAM, MA 02492				5D-17-D1				7 LANTERN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
R & G DAVIS REALTY TRUST				01/08/2009	A	1 23357-210					
DAVIS RICHARD W & GAIL E				10/03/1950	QS	1 765-183					

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	%
09-332	02/10/2010	50	Meas & List		02/10/2010	RRC	100	100
	09/17/2009	3	Renovations	8,000			100	100
	02/06/2005	50	Meas & List			RRC	100	100
000000189	03/19/2004	3	Renovations	28,000			100	100
P2004100	03/10/2004	3	Renovations	23,640			100	100

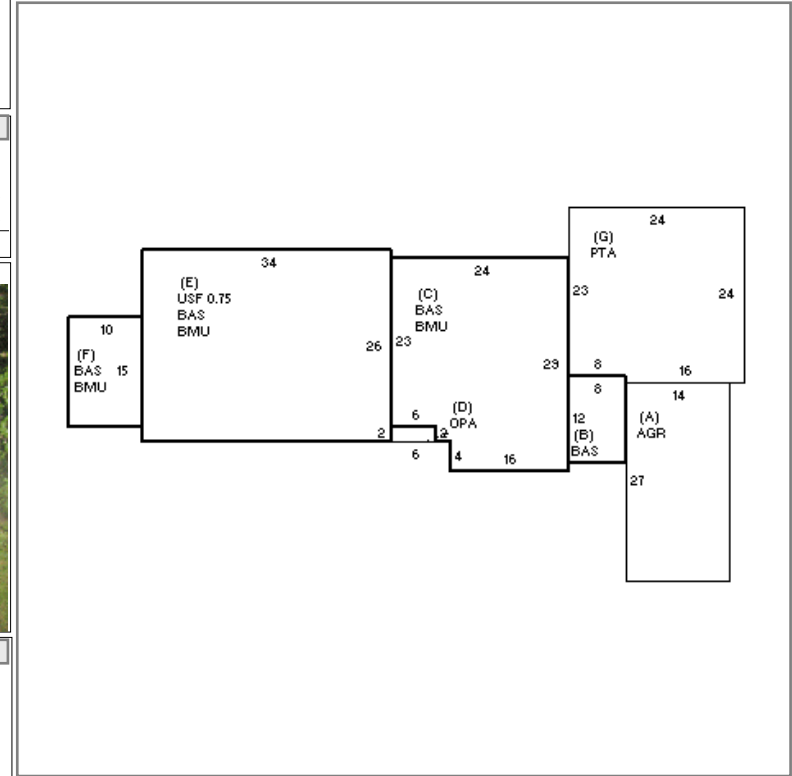
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742	SC	1.00	100	1.00	100	1.00	R03	1.30		393,650

TOTAL	21,742 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	393,700	328,000	
Inf1	100		BUILDING	673,800	613,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,067,500	941,000	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/23/2021	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

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,554
NET AREA	2,445	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	378		97.30	36,780		
\$NLA(RCN)	\$372	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BAS AREA	96	2009	298.39	28,645		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,686		78.68	132,648		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	802	1965	298.39	239,308		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	12		91.30	1,096		
				INT. FINISH	1	PLASTER	1.00	E	BAS	L	BAS AREA	884	1950	298.39	263,774		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	USF	L	UP-STRY FIN	663	1950	253.19	167,867		
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO/STOOP	568		21.48	12,200		
									F11	O	FPL 1S 1OP	1		8,972.40	8,972		
									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	1984 / 38
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$673,800