

Key: 605

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 693

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
73 POND VIEW TRUST C/O SHAUGHNESSY ALICE A TRUSTEE 19 POWERS LN HINGHAM, MA 02043-1432				11E-1-15				73 POND VIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
73 POND VIEW TRUST				06/06/2006	A	1 21069-77					
AMONTE ROCCO HEIRS				03/06/1953	N	1 836-130					

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	%
12-187	04/17/2012	10	Reroof	5,500	07/02/2013	SF	100	100
11-090	03/09/2011	2	Additions	7,000	04/12/2012	MR	100	100
	05/07/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,312	WC	1.00	1.00	513,100	2.88	1.00	R04	1.40		384,030

TOTAL	11,312 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Amonte Rocco			LAND	384,000	320,000	
Inf1	100		BUILDING	195,100	177,500			
Inf2	100		DETACHED	1,300	1,200			
			OTHER	0	0			
				TOTAL	580,400	498,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1981	120	13.29	1,300



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	7/18/2013	DD
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	0.850
\$NLA(RCN)	\$385	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$2,040	
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		77.46	59,493
A	BAS	L	BAS AREA	768	1960	266.46	204,643
B	WDK	N	WOOD DECK	504		58.40	29,434

TOTAL RCN	295,610	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1970 / 52	
COND	34 34 %	
FUNC	0	
ECON	0	
DEPR	34 % GD 66	
RCNLD	\$195,100	

