Key: 6050

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.506

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHATHAM ON A WHIM 170 TEMPLE ST W ROXBURY, MA 02132	6F-7-M3	25 WEST POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHATHAM ON A WHIM	06/28/2021	B	100	(226749)
BAKER MEGAN K & PHILLIP G	04/30/2021	QS	601,000	(226108)
de GUZMAN CRISTINA	05/08/2018	QS	370,000	(216114)

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	%
21-049	01/20/2021	12	INSULATION	3,700			100	100
		61	Inspect/Revi		06/20/2013	SF	100	100
12-391	08/27/2012	2	Additions	17,000	06/20/2013	SF	100	100
12-325	07/02/2012	2	Additions	1,600	06/20/2013	SF	100	100
11-305	08/12/2011	6	Pools etc	20,000	04/25/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,610	MC 1.00	DR 1.00	100 1.00	311,525	2.63	100 1.00	R01 0.85			236,850

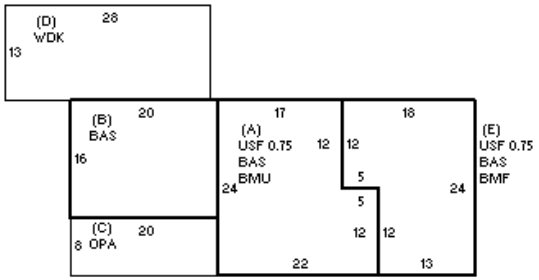
TOTAL	12,610 SF	ZONING	R30	FRNT	114
Nbhd	MID CHATHAM	NOTE			
Infl1	DIRT ROAD				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	236,900	209,000
BUILDING	449,300	414,000
DETACHED	2,600	2,400
OTHER	0	0
TOTAL	**688,800**	**625,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X14	2011	140	12.73	1,600
SHF	A 1.00	30 0.70	8X12	2000	96	14.26	1,000

PHOTO 09/17/2019



BLDG COMMENTS

BMF=FR (PER MLS)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/17/2019	NF
LIST	6/20/2013	SF
REVIEW	5/16/2022	MR

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,790	DETAIL ADJ	1.030
$NLA(RCN)	$318	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,944
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	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	468		90.48	42,345
+	BAS	L	BAS AREA	840	1966	257.17	216,021
+	USF	L	UP-STRY FIN	630	2010	218.22	137,476
B	BAS	L	BAS AREA	320	2004	257.17	82,294
C	OPA	N	OPEN PORCH	160		76.10	12,176
D	WDK	N	WOOD DECK	364		58.40	21,258
E	BMF	N	BSMT FINISH-SEP	372		108.60	40,399
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	568,766
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$449,300