

Key: 6127

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.583

LEGALS

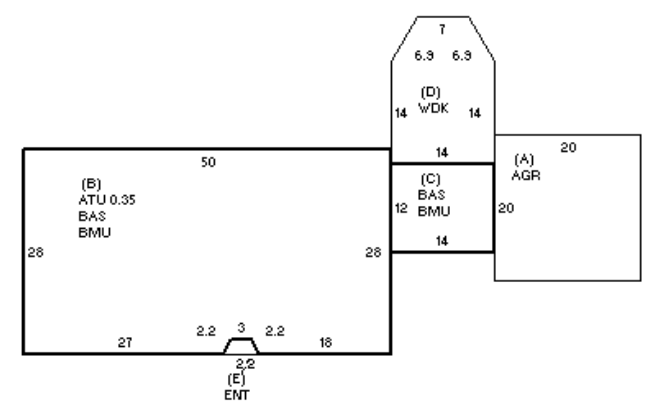
CURRENT OWNER				PARCEL ID				LOCATION				
KUPOVICH PHILIP & LILIA 449 PARKER ST NEWTON, MA 02459				61-37-N36				20 DUCK MARSH LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KUPOVICH PHILIP & LILIA				09/04/2020	QS	529,500	33234-258					
CONSTANCE M HUGHES REVOCA				01/08/2013	A	1	27023-259					
HUGHES CONSTANCE M				03/27/1998	99	185,100	11315-296					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,845	MC	1.00	100	1.00	100	1.00	R03	1.00		303,030

LAND

TOTAL	21,845 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	303,000	252,500
Inf1	100		BUILDING	469,600	427,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						772,600	679,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/5/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	11/13/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	626,153		
NET AREA	1,560	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	400		80.48	32,190	CONDITION ELEM	CD		
\$NLA(RCN)	\$401	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,560		66.40	103,582	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,560	1976	269.58	420,539	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ATU	N	UNFIN ATTIC	487		78.50	38,230	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	259		58.40	15,126	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	ENT	N	ENCL ENTRY	8		133.75	1,070	HEAT	A		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	O	FPL 2S 1OP	1		10,376.00	10,376	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1988 / 34
																		COND	25 25%
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$469,600