

Key: 6603

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.075

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
KENNEY WILLIAM S JR 156 PELHAM ISLAND RD WAYLAND, MA 01778-2514				7J-6-C62				473 RIVERVIEW DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNEY WILLIAM S JR				02/19/2014	J	355,000	(202726)				
KENNEY WILLIAM S JR 1/2				02/19/2014	H	1	(202725)				
KENNEY WILLIAM S				09/21/2009	A		(D1124063)				

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	%
18-211	03/21/2018	3	Renovations	5,700	06/21/2018	NF	100	100
17-818	11/22/2017	10	Reroof		06/21/2018	NF	100	100
	02/09/2009	50	Meas & List			RRC	100	100
98-046	02/01/1998	10	Reroof	4,000			100	100
1988261	12/01/1988	99	n/a				100	100

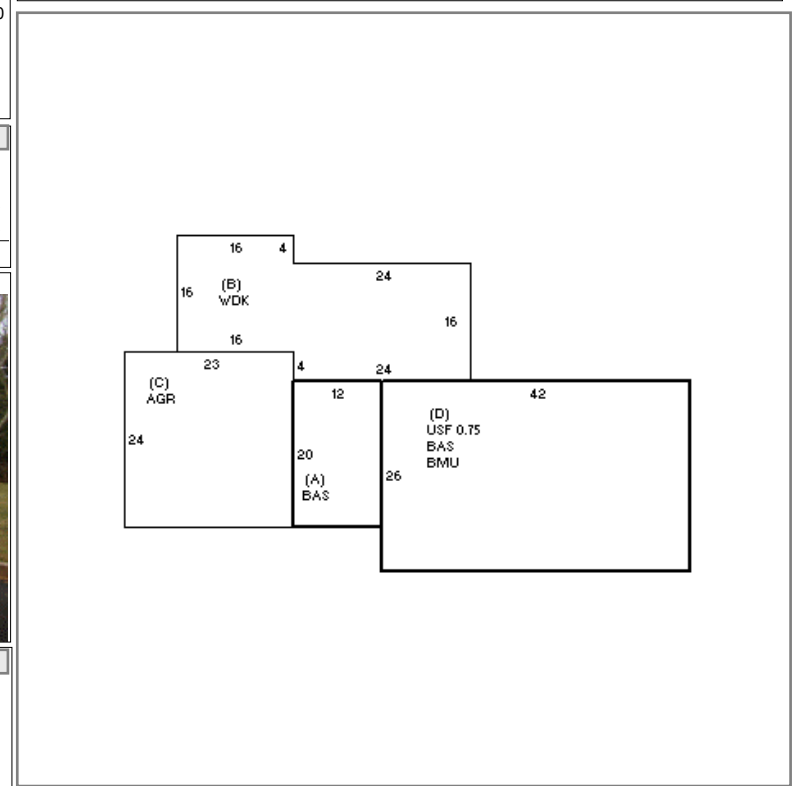
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	476,450	1.00	100	1.00	RV1	1.30	437,510
300	A	0.051	MC	1.00	100	24,960	1.00	100	1.00	RV1	1.30	1,270

TOTAL	42,216 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE RIVERFRONT STEEP ACCESS PTL VIEW OBSTR				LAND	438,800	365,600
Inf1	100		BUILDING	488,800	444,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	927,600	810,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/27/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/10/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,151	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,332	1969	248.86	331,476
\$NLA(RCN)	\$316	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	640		58.40	37,376
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	552		77.52	42,789
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,092		70.99	77,523
				FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UP-STRY FIN	819	1969	211.16	172,942
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	678,903
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$488,800