

Key: 7002

Town of CHATHAM - Fiscal Year 2024

9/7/2023

9:38 am

SEQ #: 7.482

LEGAL

LAND

DETACHED

BUILDING

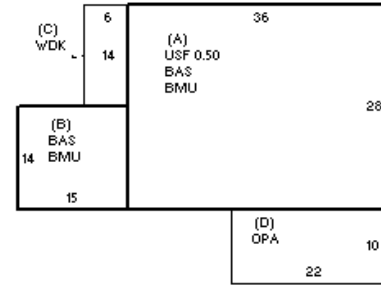
CURRENT OWNER				PARCEL ID				LOCATION			
DINNEEN RALPH E & PAULA 19 SHEFFIELD W WINCHESTER, MA 01890				8G-6-1				155 INDIAN HILL RD NO			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				11/01/1996	QS	310,000	10466-90				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-008 1980019	01/18/2011 01/08/2010 02/13/1980	50 2 99	Meas & List Additions n/a	70,000	01/18/2011	CE	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	1.00	100	1.00	806,300	1.00	MDW	1.10	PF5	2.00		740,400
300	A	0.385	MC	1.00	100	1.00	100	1.00	38,400	1.00	100	1.00	PF5	2.00		14,780

TOTAL	1.303 Acres				ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM				NOTE						
Inf1	100					LAND	755,200	629,300			
Inf2	100					BUILDING	512,800	472,300			
				DETACHED		23,000	21,900				
				OTHER	113,500	99,200					
				TOTAL	1,404,500	1,222,700					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	20 0.80 24X26	1991	576	50.00	23,000



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/14/2020	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/4/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,218		83.27	101,422
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,218	1980	301.73	367,510
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	504	1980	256.03	129,038
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	84		70.09	5,887
FLOOR COVER	24	SOFTWD/ASPH TL	1.00	D	OPA	N	OPEN PORCH	220		91.32	20,090
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451
HEATING/COOL	5	ELECTRIC BB	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772
FUEL SOURCE	3	ELECTRIC	1.00								

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,722	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		1	1.00
1/2 BATHS		0	1.00
FIXTURES		3	\$2,880
UNITS		1	1.00

TOTAL RCN	641,051	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2002 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$512,800	

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LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
DINNEEN RALPH E & PAULA 19 SHEFFIELD W WINCHESTER, MA 01890		8G-6-1	155 INDIAN HILL RD NO		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	113,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	1/14/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/14/2020	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/4/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	440	DETAIL ADJ	0.646	FOUNDATION	2	SLAB	0.95	+	CRL	N	CRAWL SPACE	440		26.91	11,840
\$NLA(RCN)	\$344	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	80	1973	228.09	18,247
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		76.10	9,132
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	360		58.40	21,024
				FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BAS AREA	360	1960	228.09	82,112
				INT. FINISH	52	OTHER/DRY/WLI	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477
				HEATING/COOL	13	NONE	0.80								
				FUEL SOURCE	8	NONE	1.00								

4	(A) BAS CRL	20	
	(D) BAS CRL	20	
	(B) OPA	20	18
6	(C) WDK	30	12

TOTAL RCN	151,382	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	U	
EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$113,500	