

Key: 7032

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.514

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LIPTON FAMILY HOLDING COMPANY LLC 170 GREENWOOD ST NEWTON, MA 02459				8H-32B-1B				805 OLD QUEEN ANNE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LIPTON FAMILY HOLDING COM				02/04/2021	A	10	33759-333					
LIPTON ANGELA A VALENTE-				01/08/2007	A	99	21678-298					
LIPTON STEVEN B & ANGELA				07/23/2003	QS	475,000	17320-280					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,375	MC	1.00	1.00	733,000	1.13	100	1.00	PF5	2.00	654,450

TOTAL	34,375 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	Easement				LAND	654,500	545,300
Inf1	100		LAND BUILDING	2,836,700	2,445,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	3,491,200	2,990,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/23/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/19/2020	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	4,672	DETAIL ADJ	1.030
\$NLA(RCN)	\$740	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	14	\$27,110	
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
+	PTA	N	PATIO/STOOP	2,132		42.07	89,683
+	WDK	N	WOOD DECK	1,392		137.24	191,039
+	LLU	N	LOWER LEVEL UN	1,004		292.36	293,529
+	BAS	L	BAS AREA	2,188	2004	518.88	1,135,316
+	USF	L	UP-STRY FIN	2,484	2004	440.29	1,093,678
+	LLF	N	LOWER LEVEL FIN	1,184		381.86	452,119
H	BIG	N	BUILT-IN GARAGE	576		181.35	104,455
+	OSP	N	OPEN SCR PORCH	162		185.19	30,000
	F21	O	FPL 2S 1OP	1		24,383.60	24,384
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622
	ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	3,459,405
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2004 / 18	
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$2,836,700

