

Key: 7876

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.373

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOVSEPIAN EDWARD A & APRIL M 25 POND BROOK CIR WESTON, MA 02493		16G-11-K2		446 OLD HARBOR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOVSEPIAN EDWARD A & APRIL		05/01/2013	O	850,000	27340-145
MORGAN SUSAN B		12/07/2012	A	1 26926-300	
MORGAN DAVID		05/19/1981	N	3737-283	

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	%
14-142	03/25/2014	1	New Construc	450,000	06/20/2016	WFF	100	100
14-113	03/04/2014	5	Demolitions	11,000	04/20/2015	MW	100	100
	05/28/2010	90	BPP SITE INS			CS	100	100

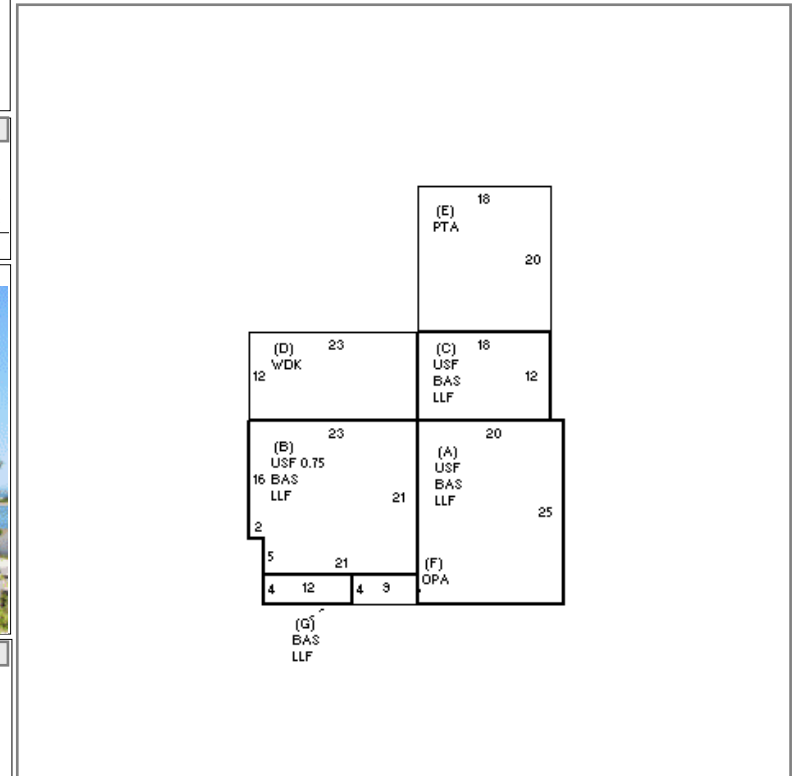
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,473	NC	1.00	100	1.00	100	1.00	OV3	6.00		1,627,760

TOTAL	10,473 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	LAND	1,627,800	1,130,300			
Inf1	100		BUILDING	1,074,300	988,400			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
TOTAL			2,703,200	2,119,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2014	80	15.24	1,100



BLDG COMMENTS
FORMERLY 440 OLD HARBOR FY11 SUBDIVISION LOT 2



BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/20/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/6/2016	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,167,735
NET AREA	2,308	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,237		265.49	328,416	CONDITION ELEM	CD
\$NLA(RCN)	\$506	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,237	2014	360.76	446,264	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,071	2014	306.12	327,855	INTERIOR	A
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	D	WDK	N	WOOD DECK	276		90.52	24,983	KITCHEN	A
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO/STOOP	360		27.75	9,988	BATHS	A
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	36		117.97	4,247	HEAT	A
FULL BATHS	3	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	ELECT	A	
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289			
FIXTURES	11	\$14,049															
UNITS	1	1.00															
																EFF.YR/AGE	2014 / 8
																COND	8 8 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$1,074,300