

Key: 8361

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.690

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
328 MAIN STREET REALTY TRUST DEVINE SUSAN TRUSTEE 216 RANDOLPH AVE MILTON, MA 02186-3509				16D-52C-18C				328 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
328 MAIN STREET REALTY TR				10/12/2012	QS	549,000		26757-305			
HABIB SYLVIA CANDICE & MA				09/09/2010	A	99		24815-137			
HABIB SYLVIA				08/23/2006	A	100		21291-116			

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 %
21-344	06/04/2020	13	SH.MTL/FHAIR	24,800	03/31/2021	NF	100 100
21-317	05/21/2020	99	n/a	1,980	03/31/2021	NF	100 100
19-740	10/24/2019	5	Demolitions	5,000	02/13/2020	NF	100 100
19-741	10/24/2019	1	New Construc	900,000	03/31/2021	NF	100 100
19-036	08/08/2019	75	SPECIAL PERM				100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,468	CH	1.00	1.00	1,374,375	4.12	1.00	1.00	R10	3.75	970,380

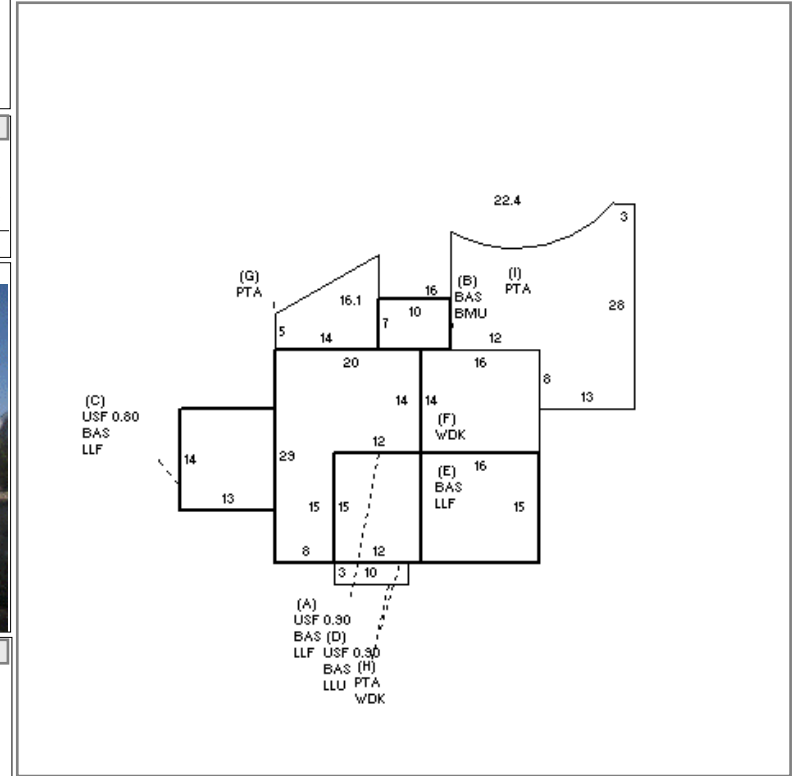
TOTAL	7,468 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	970,400	808,600			
Inf1	100		BUILDING	1,389,200	1,183,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			2,359,600	1,992,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 03/31/2020

BLDG COMMENTS
INT EST FROM PLANS 2/13/20



BUILDING	CD	ADJ	DESC	MEASURE	2/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/13/2020	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	6/3/2021	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,432,151	
NET AREA	1,740	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	822		415.10	341,213	CONDITION ELEM	CD	
\$NLA(RCN)	\$823	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,072	2019	564.05	604,667	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	668	2019	478.62	319,718	INTERIOR	A
STORIES	1.9	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	B	BMU	N	BSMT UNFINISHED	70		212.64	14,885	KITCHEN	A	
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	1.00	D	LLU	N	LOWER LEVEL UN	180		317.81	57,206	BATHS	A	
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	+	WDK	N	WOOD DECK	254		137.24	34,860	HEAT	A	
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	1.03	+	PTA	N	PATIO/STOOP	655		42.07	27,554	ELECT	A	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00		GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622			
FIXTURES	9	\$17,428																
UNITS	1	1.00																
																EFF.YR/AGE	2019 / 3	
																COND	3 3 %	
																FUNC	0	
																ECON	0	
																DEPR	3 % GD 97	
																RCNLD	\$1,389,200	