

Key: 7025

Town of CHATHAM - Fiscal Year 2018

9/13/2017

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CURRENT OWNER							PARCEL ID					LOCATION						
COUGHLIN JAMES F & KATHLEEN 24 YOUNG ST LEXINGTON, MA 02420							8H-3-C377-0					97 RIVERVIEW DR						
							TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
							COUGHLIN JAMES F & KATHLE					10/12/2011		QS	525,000		(195409)	
							JUNE M NEWTON TRUST					05/07/1991		A	1		(123251)	
NEWTON RICHARD					12/29/1986		QS	270,000		(109467)								
CD	T	AC/SF/UN		Nbhd	Infl1		Infl2	ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	30,890		MC	1.00	100	1.00	100	1.00	100	1.00	PF1	1.05		238,710			

TOTAL	30,890 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E				LAND	238,700	231,700
Inf1	100					BUILDING	250,000	241,800
Inf2	100					DETACHED	0	0
						OTHER	0	0
						TOTAL	488,700	473,500

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	M	0.60	NV	0.00	36X3-POND DO	2010	108	685.82	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	L I S T R E V I E W		
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		7/19/2013	DD

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,110	DETAIL ADJ	0.880
\$NLA(RCN)	\$154	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	\$6,300
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	3	WOOD PANEL	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
+	BAS	L	BAS AREA	2,110	1969	105.28	222,136
B	WDK	N	WOOD DECK	514		29.00	14,906
+	OPA	N	OPEN PORCH	56		37.80	2,117
D	AGR	N	ATTACHED GARAGE	576		38.23	22,020
E	BMU	N	BSMT UNFINISHED	1,606		32.84	52,734
	F11	O	FPL 1S 1OP	1		3,717.00	3,717
	ODS	O	OUT DOOR SHWR-A	1		734.00	734

TOTAL RCN	324.664
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1988 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$250,000

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	%
12-060	02/07/2012	3	Renovations	79,000	06/18/2013	SF	100	100
10-305	02/07/2011	50	Meas & List			RRC	100	100
10-18-93	08/26/2010	2	Additions	2,500	02/07/2011		100	100
	10/18/1993	99	n/a				100	100

