

Key: 1389

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.514

LEG  
A  
L  
  
L  
A  
N  
D

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                    |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|--------------------|--|--------------|--|--|--|
| GUO JESSICA & CHU PHILIP<br>23 SUFFOLK RD<br>WELLESLEY, MA 02481 |  |  |  | 12J-26-G4  |    |                    |  | 73 KENT RD   |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE         |  | BK-PG (Cert) |  |  |  |
| GUO JESSICA & CHU PHILIP   |  |  |  | 09/17/2020 | QS | 2,750,000 (223745) |  |              |  |  |  |
| JOAN REIGELUTH VAN NEST 2  |  |  |  | 03/21/2005 | A  | 1 (176161)         |  |              |  |  |  |
| REIGELUTH JOAN H   |  |  |  | 11/13/1986 | A  | 1 (108784)         |  |              |  |  |  |

| 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    | %       |
| 23-448 | 05/09/2023 | 13            | SH.MTL/FHAIR | 59,948    |            |    |        | 0 0     |
| 22-844 | 10/28/2022 | 5             | Demolitions  | 41,391    | 03/09/2023 | NF | 100    | 100     |
| 22-630 | 09/26/2022 | 1             | New Construc | 2,221,016 | 03/09/2023 | NF | 30     | 35      |
| 21-29  | 04/22/2021 | 75            | SPECIAL PERM |           |            |    |        | 100 100 |
| 12-346 | 07/23/2012 | 10            | Reroof       | 9,000     | 07/18/2013 | SF | 100    | 100     |

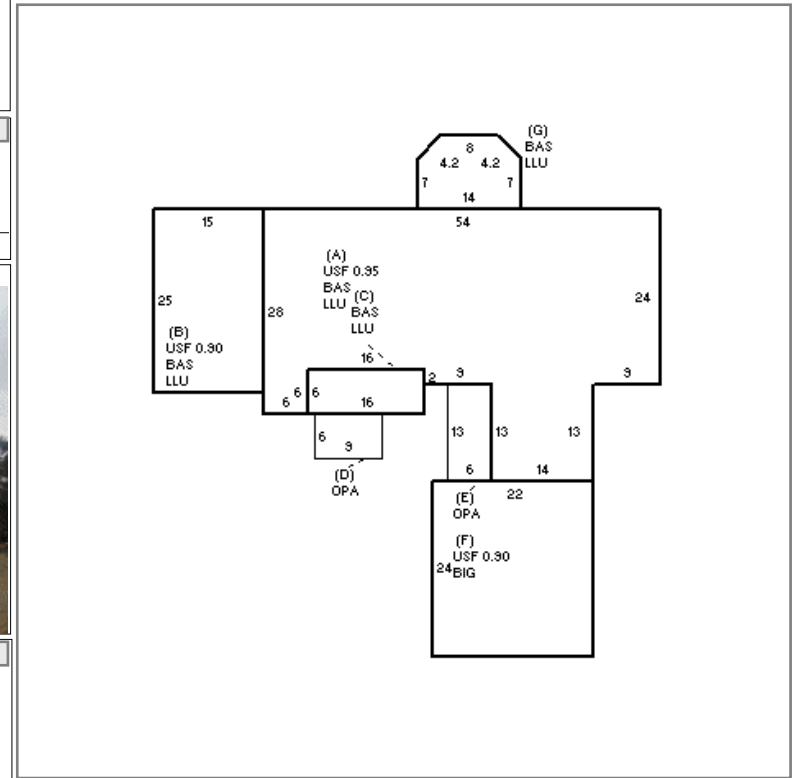
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2     | ADJ BASE  | SAF  | Inf3     | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|----------|-----------|------|----------|-----|------|------------|-----------|
| 100 | S | 38,731   | NC   | 1.00 | 100 1.00 | 1,905,800 | 1.03 | 100 1.00 | CF4 | 5.20 |            | 1,739,090 |

| TOTAL | 38,731 SF     | ZONING  | R40          | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|---|--------------|------------------|------------------|----------|---------|----------|
| Nbhd  | NORTH CHATHAM | N<br>O<br>T<br>E<br><br>Cove Frt.....6/2016 Owner left note stating lost 45yds of property however need formal plan recorded to make any changes. | LAND         | 1,739,100        | 1,449,200        |          |         |          |
| Inf1  | 100           |   | BUILDING     | 860,300          | 928,200          |          |         |          |
| Inf2  | 100           |   | DETACHED     | 132,000          | 156,100          |          |         |          |
|       |               |   | OTHER        | 0                | 0                |          |         |          |
|       |               |   | <b>TOTAL</b> | <b>2,731,400</b> | <b>2,533,500</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD   |
|-----|------|------|----------|------|-------|-----------|---------|
| DCK | +    | 1.10 | 10 0.90  | 1988 | 479   | 306.10    | 132,000 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/9/2023  | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/12/2023 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/22/2023 | EMZ |
| QUALITY  | V  | 2.35 | VERY GOOD [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



D  
E  
T  
A  
C  
H  
E  
D

B  
U  
I  
L  
D  
I  
N  
G

| YEAR BLT   | 2022  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN       | TOTAL RCN      | 2,867,764  |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|-----------|----------------|------------|
| NET AREA   | 4,281 | DETAIL ADJ | 1.040 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | +   | LLU | N | LOWER LEVEL UN  | 2,072 |      | 296.59    | 614,530   |                |            |
| \$NLA(RCN) | \$670 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | +   | BAS | L | BAS AREA        | 2,072 | 2022 | 526.39    | 1,090,670 |                |            |
|            |       |            |       | ROOF SHAPE   | 3  | GAMBREL       | 1.00 | +   | USF | L | UP-STRY FIN     | 2,209 | 2022 | 446.66    | 986,662   |                |            |
|            |       |            |       | ROOF COVER   | 2  | WOOD SHIN     | 1.01 | +   | OPA | N | OPEN PORCH      | 132   |      | 178.83    | 23,606    |                |            |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 | F   | BIG | N | BUILT-IN GARAGE | 528   |      | 182.98    | 96,616    |                |            |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | GFP | O   |   | GAS LOG/FP/E FP | 1     |      | 14,621.70 | 14,622    |                |            |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 |     |     |   |                 |       |      |           |           |                |            |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 |     |     |   |                 |       |      |           |           |                |            |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | CONDITION ELEM | CD         |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | EXTERIOR       | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | INTERIOR       | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | KITCHEN        | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | BATHS          | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | HEAT           | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | ELECT          | A          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | EFF.YR/AGE     | 2022 / 0   |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | COND           | 0 0 %      |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | FUNC           | 70 UC      |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | ECON           | 0          |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | DEPR           | 70 % GD 30 |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |           | RCNLD          | \$860,300  |