

Key: 2019

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.185

LEG  
AL  
LAND

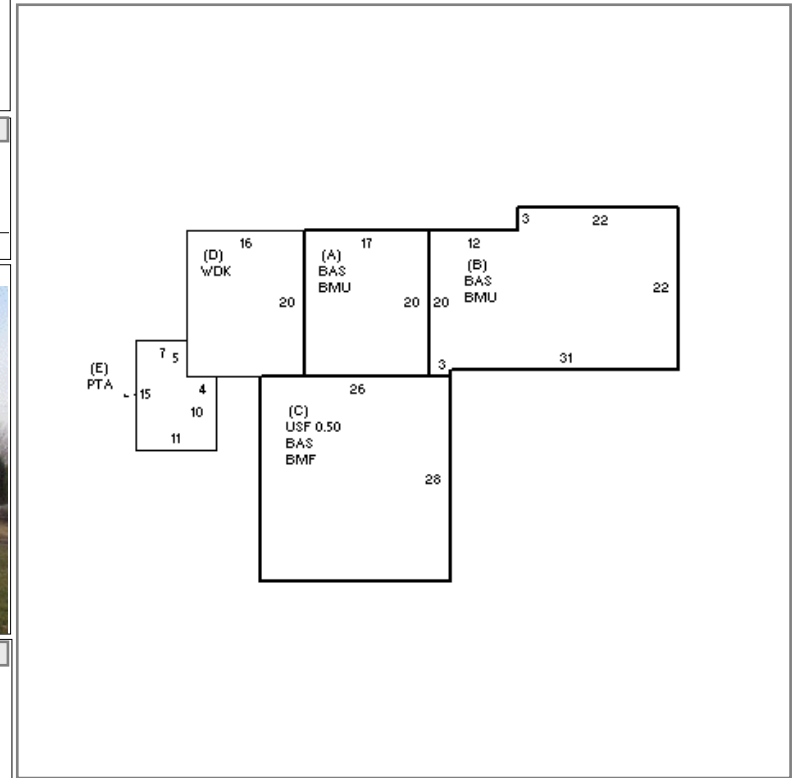
CURRENT OWNER				PARCEL ID				LOCATION				
FLOOD DOUGLAS F & CATHERINE A 40 CONSTITUTION DR SOUTHBOROUGH, MA 01772-4108				13K-1-R39				55 WENTWORTH LN				
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		
FLOOD DOUGLAS F & CATHERI				09/21/2001		A		1 14251-74				
N/A				09/01/2000		QS		449,500 13219-42				
ACTON				01/09/1997		A		1 10563-141				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,980	NC	1.00	1.00	733,000	1.64	1.00	R09	2.00		606,650

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	%
22-704	09/16/2022	1	New Construc	63,000	03/02/2023	NF	0	0
22-272	04/22/2022	3	Renovations	490,000	03/02/2023	NF	14	14
18-884	10/31/2018	3	Renovations	10,000	02/27/2019	TCK	100	100
11-141	04/13/2011	11	Window Rplc	7,000	04/24/2012	MR	100	100
	01/28/2009	50	Meas & List			RRC	100	100

DE  
TACH  
ED

TOTAL	21,980 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS			LAND	606,700	505,500
Inf1	100		BUILDING	402,100	389,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,008,800</b>	<b>894,600</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B  
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G

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/2/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/17/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
BMF=FR (EST)

Y  
E  
A  
R  
B  
L  
T

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,147	DETAIL ADJ	1.030
\$NLA(RCN)	\$341	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	0	1.00	
FIXTURES	13	\$10,712	
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
+	BMU	N	BSMT UNFINISHED	1,055		71.48	75,411
+	BAS	L	BAS AREA	1,068	1984	248.86	265,778
B	BAS	L	BAS AREA	715	2022	248.86	177,932
C	BMF	N	BSMT FINISH-SEP	728		108.60	79,061
C	USF	L	UP-STRY FIN	364	1984	211.16	76,863
D	WDK	N	WOOD DECK	320		58.40	18,688
E	PTA	N	PATIO/STOOP	145		17.90	2,596
F11	O		FPL 1S 1OP	1		7,477.00	7,477
F21	O		FPL 2S 1OP	1		10,376.00	10,376
GFP	O		GAS LOG/FP/E FP	1		6,222.00	6,222

TOTAL RCN	731,116
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	40 UC
ECON	0
DEPR	45 % GD 55
RCNLD	\$402,100