

Key: 2042

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.209

LEG  
AL  
LAND


CURRENT OWNER				PARCEL ID				LOCATION				
SMITH CHRISTOPHER A & LISA R 5004 NAHANT ST BETHESDA, MA 20816-2463				13K-3-R42				99 WENTWORTH LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMITH CHRISTOPHER A & LIS				12/06/2013	H	1,050,000	27868-346					
BANKS CHARLES O TRUSTEE				05/25/1990	N	430,000	7174-69					
N/A				12/01/1986	Q	135,000	5458-139					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,230	NC	1.00	100	1,282,750	1.76	100	1.00	OV1	3.50	1,047,710

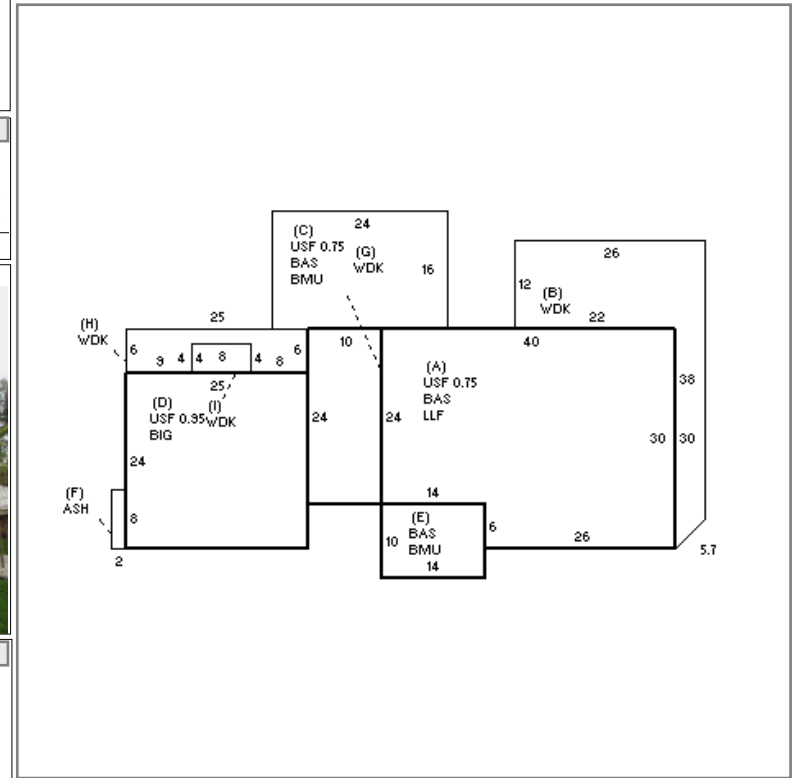
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-495	05/19/2021	12	INSULATION	2,645			100	100
16-142	03/16/2016	3	Renovations	26,500	05/26/2017	NF	100	100
	02/24/2011	50	Meas & List			CE	100	100
10-274	07/27/2010	3	Renovations	80,000	02/24/2011		100	100
	02/17/2010	50	Meas & List			CE	100	100

LAND

TOTAL	20,230 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Water View. RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS			LAND	1,047,700	873,100
Inf1	100		BUILDING	1,062,200	966,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>2,109,900</b>	<b>1,839,700</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/26/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	4/6/2021	APK
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,207,080
NET AREA	3,083	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,116		202.10	225,547		
\$NLA(RCN)	\$392	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,496	1986	274.62	410,838		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,587	1986	233.03	369,816		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	958		70.08	67,136		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	BMU	N	BSMT UNFINISHED	380		108.57	41,258		
				INT. FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	600		92.19	55,312		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	ASH	N	ATT SHED	16		72.75	1,164		
				FUEL SOURCE	3	ELECTRIC	1.00		F21	O	FPL 2S 10P	1		12,451.20	12,451		
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
									SNA	O	SAUNA	1		9,919.20	9,919		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$1,062,200
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