Key: 2146

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,322

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY JOHN E & DENISE M 40 SEAVER ST APT 5 WELLESLEY, MA 02481	14A2-10-D37	71 STAGE ISLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY JOHN E & DENISE M	01/04/2002	QS	1,750,000	(163924)
HESTER	04/11/1985	G	94,225	(101045)

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	%
20-035	01/15/2020	13	SH.MTL/FHAIR	18,000	03/17/2021	NF	100	100
19-691	10/07/2019	3	Renovations	109,865	03/17/2021	NF	100	100
	01/07/2019	4	Outbuildings		02/07/2023	NF	100	100
17-685	10/11/2017	3	Renovations		07/02/2018	MR	100	100
16-446	07/18/2016	3	Renovations	20,000	05/09/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MOR 1.00	100 1.00	100 1.00	1,172,800	1.00	100 1.00	WV9 3.20			1,076,950
300	A	0.521	MOR 1.00	100 1.00	100 1.00	61,440	1.00	100 1.00	WV9 3.20			32,010

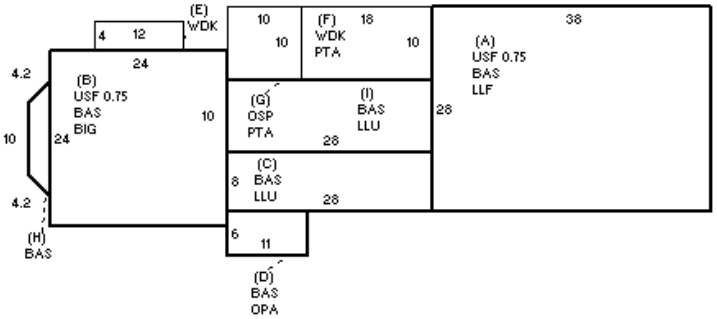
TOTAL	1.439 Acres	ZONING	R40	FRNT	0
Nbhd	MORRIS ISLAND	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,109,000	924,100
BUILDING	1,490,600	1,356,800
DETACHED	0	0
OTHER	0	0
TOTAL	**2,599,600**	**2,280,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/07/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/4/2020	TCK
LIST	2/4/2020	EST
REVIEW	3/10/2023	EMZ

BLDG COMMENTS

LLF=FAM RM/HALF BATH (PER PLANS 6/17/21)

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	3,479	DETAIL ADJ	1.030
$NLA(RCN)	$493	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	2	1.00
FIXTURES	16	$20,435
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
A	LLF	N	LOWER LEVEL FIN	1,064		256.90	273,343
+	USF	L	UP-STRY FIN	1,230	1986	296.21	364,340
B	BIG	N	BUILT-IN GARAGE	576		119.61	68,896
+	BAS	L	BAS AREA	800	1994	349.09	279,270
+	LLU	N	LOWER LEVEL UN	504		196.69	99,132
D	OPA	N	OPEN PORCH	66		117.97	7,786
+	BAS	L	BAS AREA	346	2019	349.09	120,784
+	WDK	N	WOOD DECK	228		90.52	20,638
+	PTA	N	PATIO/STOOP	280		27.75	7,769
G	OSP	N	OPEN SCR PORCH	100		122.14	12,214
+	BAS	L	BAS AREA	1,103	1986	349.09	385,042
	F21	O	FPL 2S 1OP	3		16,082.80	48,248
	GEN	O	GENERATOR	1		0.00	
	MST	O	MASONRY STACK	1		3,205.40	3,205
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,713,390

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

EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$1,490,600