

Key: 2169

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.348

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS JAMES H III & MARTHA R 39 WAPOOS TRL CHATHAM, MA 02633				14A3-12-N88				39 WAPOOS TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS JAMES H III & MAR GRYSKA ALEXANDER CRAMER W				09/20/2006	QS	4,275,000	(181143)				
				09/08/1991	A		1 (123830)				

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	%
16-284	05/09/2016	6	Pools etc	145,000	05/15/2017	NF	100	100
	12/28/2015	13	SH.MTL/FHAIR				100	100
15-435	07/31/2015	1	New Construc	3,100,000	01/18/2019	TCK	100	100
	02/11/2008	50	Meas & List			RRC	100	100
98-228	04/01/1998	99	n/a	1,100			100	100

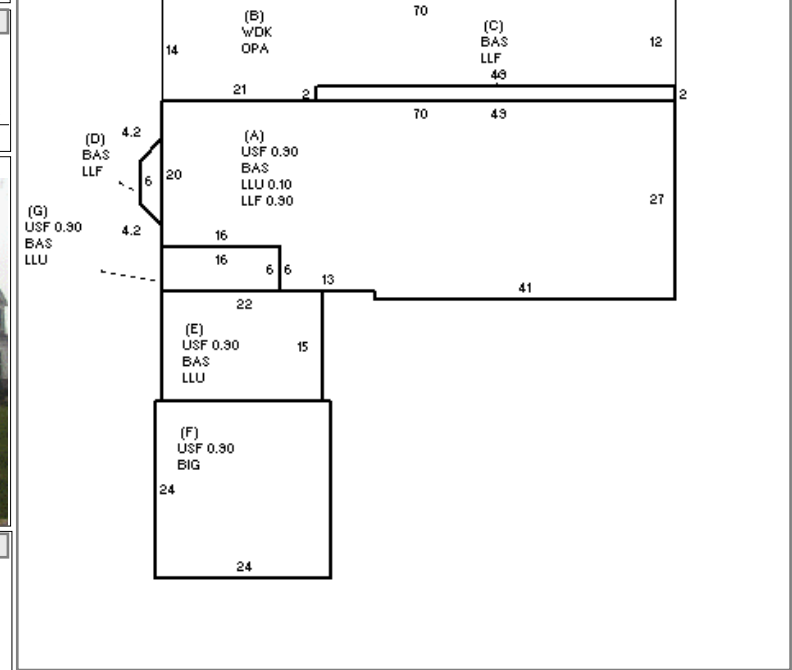
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MOR 1.00	100	1.00	4,031,500	1.00	100	1.00	W11	11.00	3,702,020
300	A	0.411	MOR 1.00	100	1.00	211,200	1.00	100	1.00	W11	11.00	86,800

TOTAL	1.329 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MORRIS ISLAND	NOTE				LAND	3,788,800	3,157,200
Inf1	100		LAND	5,620,600	5,115,100			
Inf2	100		DETACHED	147,600	140,600			
				OTHER	0	0		
TOTAL						9,557,000	8,412,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	S	3.00	10 0.90 16X50	2016	800	124.21	89,400
CAB	S	3.00	10 0.90 EST 20X12	2016	240	269.63	58,200



BLDG COMMENTS		
llf=2rms,2bdrms,2f.baths		



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/22/2016	WFF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2017	TD
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,620,563
NET AREA	4,806	DETAIL ADJ	1.060	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,589		583.91	927,836		
\$NLA(RCN)	\$1,169	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,316	2015	793.44	1,837,609		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,490	2015	673.26	1,676,420		
				ROOF COVER	2	WOOD SHIN	1.01	B	OPA	N	OPEN PORCH	882		266.35	234,920		
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	882		204.40	180,282		
				INT. FINISH	2	DRYWALL	1.00	+	LLF	N	LOWER LEVEL FIN	125		583.91	72,989		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	LLU	N	LOWER LEVEL UN	603		447.06	269,577		
				FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	576		270.09	155,572		
									ELV	O	ELEVATOR	1		161,546.00	161,546		
									F21	O	FPL 2S 1OP	1		36,316.00	36,316		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHWR-A	1		5,169.50	5,170		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$5,620,600