

Key: 2825

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.052

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WARD ALLEN D & ANN T 120 WHIDAH RD N CHATHAM, MA 02650				14J-17-W34				120 WHIDAH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WARD ALLEN D & ANN T				05/05/2000	QS	895,000	(157553)				
RON & ANN INV CO				07/09/1999	P	279,000	(153939)				
ACKERLEY				01/20/1998	99	210,000	(147248)				

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 %
00-131	02/14/2008	50	Meas & List			RRC	100 100
99-548	03/01/2000	4	Outbuildings	3,500			100 100
99-326	12/01/1999	2	Additions	30,000			100 100
	08/01/1999	1	New Construc	300,000			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	R08	2.00		673,090
300	A	0.071	NC	1.00	100	1.00	100	1.00	R08	2.00		2,730

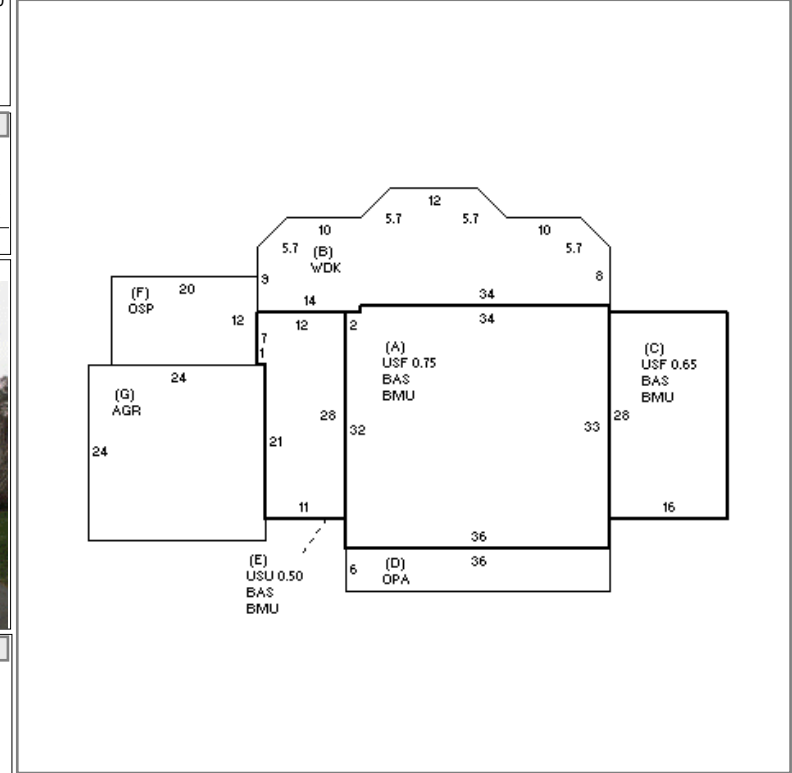
DETACHED

TOTAL	43,087 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	LAND		675,800	647,600		
Inf1	100		BUILDING		1,209,400	1,102,000		
Inf2	100		DETACHED		2,000	1,900		
			OTHER		0	0		
		TOTAL		1,887,200	1,751,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90	2000	192	11.81	2,000	01/09/2013



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



BUILDING

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,511,712
NET AREA	3,130	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,949		99.57	194,068		
\$NLA(RCN)	\$483	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,949	2000	363.58	708,620		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,181	2000	308.51	364,351		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	638		90.52	57,752		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	216		117.96	25,479		
				INT. FINISH	2	DRYWALL	1.00	E	USU	N	UPPER STORY UNF	158		185.25	29,270		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	OSP	N	OPEN SCR PORCH	240		122.14	29,314		
				FUEL SOURCE	2	GAS	1.00	G	AGR	N	ATTACHED GARAGE	576		119.61	68,896		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083		

CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2002 / 20
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$1,209,400	