

Key: 2841

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.069

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
LUFKIN RONALD & HEATHER 66 COCHITUATE RD WAYLAND, MA 01778										14J-30-W29				70 BELLAMY LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
LUFKIN RONALD & HEATHER										09/09/2004	O	800,000	(174337)				
HELLBERG PETER										04/29/2002	O	575,000	(165061)				
SHIRAK RALPH										10/03/1979	QS	27,500	(79591)				

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	%
B-20-27	09/22/2020	11	Window Rplc	105,124	04/07/2021	NF	100	100
15-299	06/02/2015	12	INSULATION	1,000		JB	100	100
	07/12/2005	50	Meas & List			JB	100	100
	04/01/2003	50	Meas & List			JB	100	100
P2002563	11/13/2002	3	Renovations	35,000			100	100


LAND

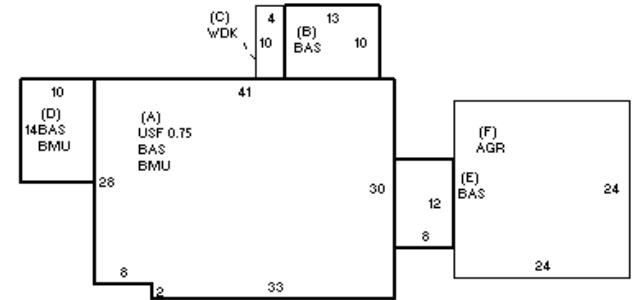
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	733,000	1.00	100	1.00	R08	2.00	673,090
300	A	0.171	NC	1.00	100	38,400	1.00	100	1.00	R08	2.00	6,570

DETACHED

TOTAL	1.089 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	LAND	679,700	651,300			
Inf1	100		BUILDING	520,200	479,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,199,900	1,131,100			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/07/2020
									



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	6/15/2021	EMZ
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	712,560	
NET AREA	2,491	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,354		68.00	92,071			
\$NLA(RCN)	\$286	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	911	1983	200.30	182,477			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	130	1997	236.06	30,688	EXTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	C	WDK	N	WOOD DECK	40		58.40	2,336	30,688	INTERIOR	
ROOMS	0	1.00	FLOOR COVER	16	HARDWD/OTHER	1.00	1.00	+	BAS	L	BAS AREA	1,450	1983	236.06	342,286	342,286	KITCHEN	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	F	AGR	N	ATTACHED GARAGE	576		77.17	44,449	44,449	BATHS	
FULL BATHS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00	1.00	F21	O	FPL 2S 1OP	1		10,376.00	10,376	10,376	44,449	HEAT	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	1,477	1,477	ELECT	
FIXTURES	8	\$6,400																
UNITS	1	1.00																

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1983 / 39
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$520,200