

Key: 2845

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.073

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FROTHINGHAM FAMILY HOLDING TRUST FROTHINGHAM JOHN L & MARIAN W TRSTES 97 TAHANTO TRL HARVARD, MA 01451-1632		14J-34-W20		57 BELLAMY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FROTHINGHAM FAMILY HOLDIN		03/07/2017	QS	840,000	(212241)
HAMBLET ROBERT O & VIRGIN		11/07/2014	A	1	(204932)
VIRGINIA A HAMBLET LIVING		08/13/2014	R	1	(204161)

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 %
18-975	11/26/2018	2	Additions	135,000	02/20/2020	NF	100 100
16-078	07/21/2017	98	SALES QUESTI				0 0
15-383	02/22/2016	3	Renovations	5,632	05/25/2017	NF	100 100
	07/15/2015	11	Window Rplc	21,146			100 100
	03/25/2005	50	Meas & List			RRC	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	0.271	NC	1.00	100	38,400	1.00	100	1.00	R08	2.00	10,410

DETACHED

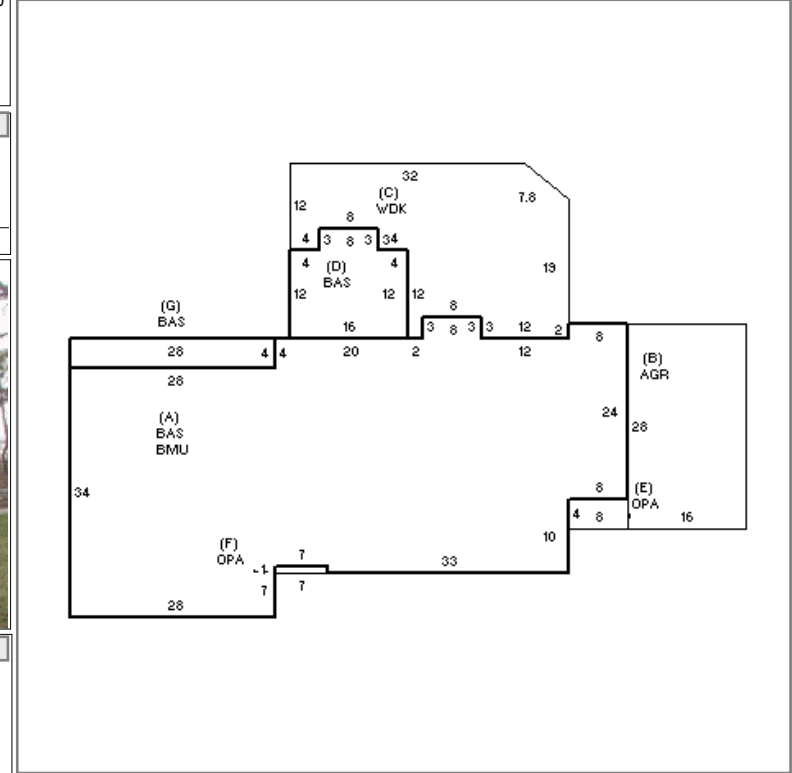
TOTAL	1.189 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE			LAND	683,500	655,000	
Inf1	100		LAND	785,800	715,000			
Inf2	100		OTHER	0	0			
			OTHER	0	0			
		TOTAL	1,469,300	1,370,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/20/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/20/2020	NF
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	994,680	
NET AREA	2,769	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,441		75.00	183,077			
\$NLA(RCN)	\$359	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	2,441	1982	249.17	608,220			
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	448		95.21	42,655			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	657		70.08	46,043			
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	216	2004	249.17	53,820			
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	39		91.32	3,562			
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	G	BAS	L	BAS AREA	112	2019	249.17	27,907			
				FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1		12,451.20	12,451				
												GFP	O	GAS LOG/FP/E FP	1	7,466.40	7,466	
												ODS	O	OUT DOOR SHWR-A	1	1,772.40	1,772	

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

EFF.YR/AGE	2000 / 22
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$785,800