**Key: 2852**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,080

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WENTWORTH LN NOMINEE TRUST<br>ASPER MARIANNE S TRUSTEE<br>PO BOX 214<br>N CHATHAM, MA 02650-0214 | 14J-40-R48 | 26 WENTWORTH LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WENTWORTH LN NOMINEE TRUS | 02/12/2003 | A | 1 | 16384-317 |
| ASPER | 10/20/1999 | H | 1 | 12612-213 |
| SYLVA | 10/09/1998 | H | 140,000 | 11755-305 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 19-852 | 11/27/2019 | 12 | INSULATION | 1,400 | 02/11/2020 | TCK | 100 | 100 |
| 19-0531 | 08/05/2019 | 4 | Outbuildings | 2,500 | 02/11/2020 | TCK | 100 | 100 |
| 19-422 | 06/13/2019 | 10 | Reroof | 15,000 | 02/11/2020 | TCK | 100 | 100 |
| | 02/14/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 01-420 | 08/24/2001 | 11 | Window Rplc | 2,000 | | | 100 | 100 |

## LAND

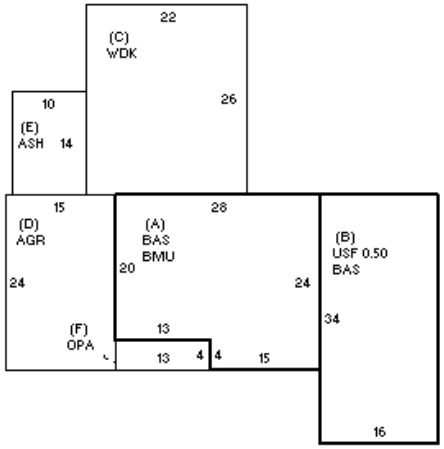
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,356 | NC 1.00 | 100 1.00 | 100 1.00 | 733,000 | 1.51 | 100 1.00 | R09 2.00 | | | 616,860 |

| TOTAL | 24,356 SF | ZONING | R40 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | NORTH CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |

NOTE: RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 616,900 | 514,000 |
| BUILDING | 286,400 | 260,500 |
| DETACHED | 2,200 | 2,000 |
| OTHER | 0 | 0 |
| TOTAL | **905,500** | **776,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | | 1999 | 120 | 13.29 | 1,300 |
| SHF | A 1.00 | 10 0.90 | 10X6 | 2019 | 60 | 16.25 | 900 |

PHOTO 02/11/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | | |
|---|---|---|
| LIST | | |
| REVIEW | 3/6/2020 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
| NET AREA | 1,436 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $312 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 1 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 3 | $2,040 |
| 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 620 | | 82.61 | 51,221 |
| + | BAS | L | BAS AREA | 1,164 | 1960 | 222.30 | 258,759 |
| B | USF | L | UP-STRY FIN | 272 | 1960 | 188.63 | 51,307 |
| C | WDK | N | WOOD DECK | 572 | | 58.40 | 33,405 |
| D | AGR | N | ATTACHED GARAGE | 360 | | 81.69 | 29,409 |
| E | ASH | N | ATT SHED | 140 | | 60.60 | 8,484 |
| F | OPA | N | OPEN PORCH | 52 | | 76.10 | 3,957 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |

| TOTAL RCN | 447,536 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1968 / 54 | |
|---|---|---|
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | | $286,400 |