

Key: 2854

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.082

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| HOLDEN SCOTT<br>44 MINEBROOK RD<br>SUDBURY, MA 01776-1704 |  |  |  | 14J-42-R50 |    |            |              | 4 WENTWORTH LN |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| HOLDEN SCOTT  |  |  |  | 12/15/2017 | QS | 760,000    | 30967-35     |                |  |  |  |
| JANICE & JOHN WELCH REV T                                 |  |  |  | 06/22/2015 | A  | 1          | 28958-27     |                |  |  |  |
| WELCH JOHN V JR & JANICE                                  |  |  |  | 03/29/2013 | QS | 700,000    | 27251-116    |                |  |  |  |

| 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    | %   |
| 13-597 | 05/08/2018 | 98            | SALES QUESTI |        |            |     | 100    | 100 |
|        | 11/06/2013 | 11            | Window Rplc  | 10,400 | 03/14/2014 | MR  | 100    | 100 |
|        | 02/17/2010 | 50            | Meas & List  |        |            | CE  | 100    | 100 |
| 09-205 | 06/08/2009 | 3             | Renovations  | 16,000 | 02/17/2010 |     | 100    | 100 |
|        | 03/10/2005 | 50            | Meas & List  |        |            | RRC | 100    | 100 |

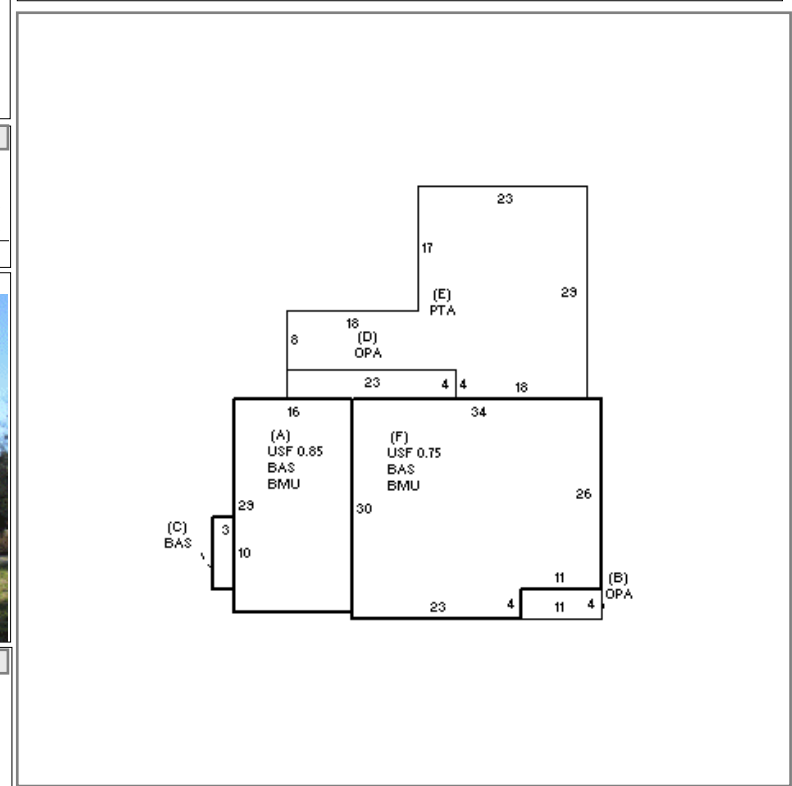
| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 26,936   | NC   | 1.00  | 1.00  | 733,000  | 1.38 | 100   | 1.00 | R09 | 2.00       | 627,270   |

| TOTAL | 26,936 SF     | ZONING  | R40 | FRNT | 0 | ASSESSED | 627,300 | CURRENT | 522,700 | PREVIOUS | 469,000   |         |
|-------|---------------|---|-----|------|---|----------|---------|---------|---------|----------|-----------|---------|
| Nbhd  | NORTH CHATHAM | Shape. RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS |     |      |   | LAND     | 1,200   | OTHER   | 0       | TOTAL    | 1,136,800 | 992,900 |
| Infl1 | 100           |   |     |      |   | BUILDING | 508,300 |         |         |          |           |         |
| Infl2 | 100           |   |     |      |   | DETACHED | 1,200   |         |         |          |           |         |
|       |               |   |     |      |   | OTHER    | 0       |         |         |          |           |         |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90  | 2004 | 96    | 14.26     | 1,200 |



| BLDG COMMENTS |  |
|---------------|--|
|---------------|--|



| BUILDING | CD | ADJ  | DESC              | MEASURE  |
|----------|----|------|-------------------|----------|
| MODEL    | 1  |      | RESIDENTIAL       | LIST     |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW   |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    | 2/9/2016 |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | APK      |

| YEAR BLT   | 1962  | SIZE ADJ   | 1.000        | ELEMENT    | CD            | DESCRIPTION  | ADJ   | S    | BAT         | T           | DESCRIPTION     | UNITS      | YB        | ADJ PRICE | RCN     |
|------------|-------|------------|--------------|------------|---------------|--------------|-------|------|-------------|-------------|-----------------|------------|-----------|-----------|---------|
| NET AREA   | 2,596 | DETAIL ADJ | 1.030        | FOUNDATION | 4             | FLR & WALL   | 1.00  | +    | BMU         | N           | BSMT UNFINISHED | 1,440      |           | 67.30     | 96,917  |
| \$NLA(RCN) | \$280 | OVERALL    | 1.000        | EXT. COVER | 1             | WOOD SHINGLE | 1.00  | +    | USF         | L           | UP-STRY FIN     | 1,126      | 1962      | 205.21    | 231,068 |
| CAPACITY   |       |            | UNITS        | ADJ        | ROOF SHAPE    | 1            | GABLE | 1.00 | +           | OPA         | N               | OPEN PORCH |           | 76.10     | 10,350  |
| STORIES    | 1.75  | 1.00       | ROOF COVER   | 1          | ASPH/CMP SHIN | 1.00         | +     | BAS  | L           | BAS AREA    | 1,470           | 1962       | 241.84    | 355,508   |         |
| ROOMS      | 0     | 1.00       | FLOOR COVER  | 1          | HARDWOOD      | 1.00         | E     | PTA  | N           | PATIO/STOOP | 791             |            | 17.90     | 14,159    |         |
| BEDROOMS   | 4     | 1.00       | INT. FINISH  | 2          | DRYWALL       | 1.00         | BMG   | O    | BSMT GARAGE |             | 1               |            | 2,770.00  | 2,770     |         |
| FULL BATHS | 2     | 1.00       | HEATING/COOL | 9          | WARM/COOL AIR | 1.03         | F21   | O    | FPL 2S 1OP  |             | 1               |            | 10,376.00 | 10,376    |         |
| 1/2 BATHS  | 0     | 1.00       | FUEL SOURCE  | 2          | GAS           | 1.00         |       |      |             |             |                 |            |           |           |         |
| FIXTURES   | 6     | \$4,944    |              |            |               |              |       |      |             |             |                 |            |           |           |         |
| UNITS      | 1     | 1.00       |              |            |               |              |       |      |             |             |                 |            |           |           |         |

| TOTAL RCN      | 726,092    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | G          |
| KITCHEN        | V          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1973 / 49  |
| COND           | 30 30 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 30 % GD 70 |
| RCNLD          | \$508,300  |