

Key: 2865

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.094

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
ROBERT A CONNELLY FAM IRREVOC TRUST & ELAINE F CONNELLY FAM IRREVOCABLE TRUST				14J-52-36				23 WENTWORTH LN					
85 MOSS HILL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
JAMAICA PLAIN, MA 02130-3034				ROBERT A CONNELLY FAM IRR				03/22/2017	A	1	30365-244		
				CONNELLY ROBERT A & ELAIN				01/03/1984	QS	130,000	3975-293		
				CONNELLY ROBERT A & ELAIN				01/01/1984	QS	19,000	4129-2997		

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	%
P2004181	02/05/2005	50	Meas & List			RRC	100	100
P2002343	10/14/2004	99	n/a				100	100
	07/30/2002	99	n/a				100	100

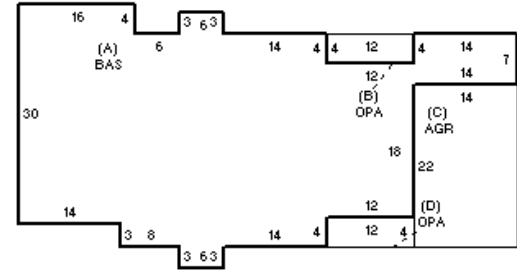
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,851	NC	1.00	100	1.00	100	1.00	R09	2.00		642,020

TOTAL	30,851 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS	LAND	642,000	535,000			
Inf1	100		BUILDING	340,300	291,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		982,300	826,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	10/12/2018	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	0.85	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS

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YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,394	
NET AREA	1,626	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BAS AREA	1,626	1961	216.30	351,703	CONDITION ELEM	CD	
\$NLA(RCN)	\$308	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	96		76.10	7,306	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	308		83.69	25,778	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00		BMF	N	BSMT FINISH-SEP	320		108.60	34,752	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00		BMU	N	BSMT UNFINISHED	920		73.85	67,938	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477	HEAT	U	
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		0	1.00															
BEDROOMS		3	1.00															
FULL BATHS		2	1.00															
1/2 BATHS		1	1.00															
FIXTURES		8	\$5,440															
UNITS		1	1.00															
																EFF.YR/AGE	1971 / 51	
																COND	32 32 %	
																FUNC	0	
																ECON	0	
																DEPR	32 % GD 68	
																RCNLD	\$340,300	