

Key: 2866

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.095

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RAYMOND RONALD J & KAREN P 12 CLEVELAND RD WELLESLEY, MA 02481				14J-54-R38				49 WENTWORTH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAYMOND RONALD J & KAREN				10/14/2014	QS	685,500	28444-82				
PADGETT CHRISTINE M & MON				01/21/2014	A	1	27945-65				
PADGETT CHRISTINE				09/24/2013	H	1	27711-127				


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	%
15-082	02/23/2015	3	Renovations	155,000	03/18/2019	APK	100	100
	02/14/2008	50	Meas & List			RRC	100	100
91-162	06/01/1992	2	Additions	30,000			100	100
1991054	05/06/1991	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	32,247	NC	1.00	1.00	733,000	1.19	100	1.00	R09	2.00	647,030

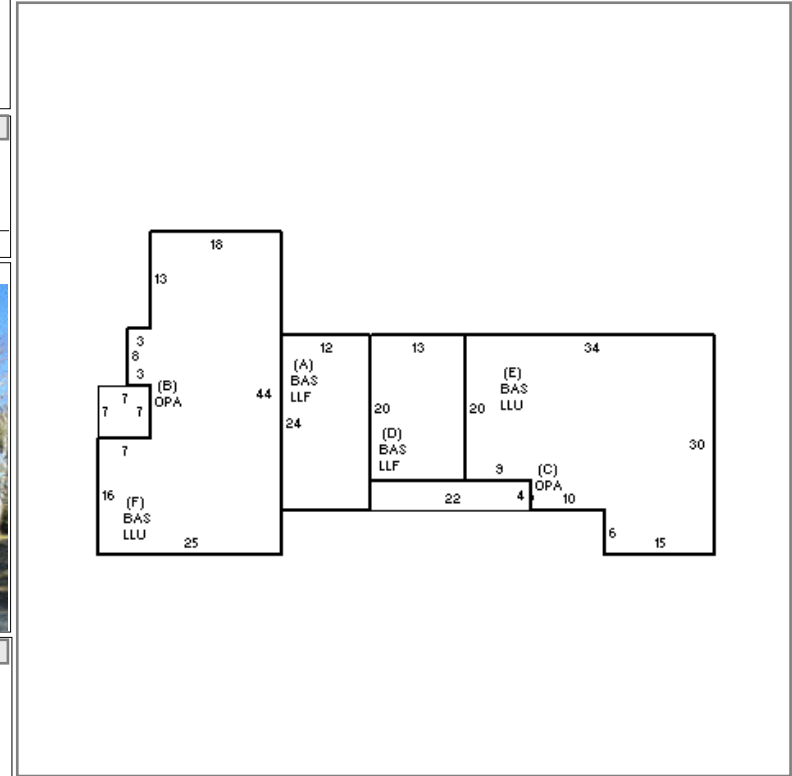
TOTAL	32,247 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS			LAND	647,000	539,200
Inf1	100		LAND BUILDING	750,800	630,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,397,800	1,169,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/10/2013
									

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/18/2019	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
BMF=2RMS, .5 BATH						



BUILDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	904,628		
NET AREA	2,346	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	548		169.94	93,125	CONDITION ELEM	CD		
\$NLA(RCN)	\$386	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,418	1963	230.91	327,437	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	137		91.32	12,511	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	LLU	N	LOWER LEVEL UN	1,798		130.11	233,932	KITCHEN	V		
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	F	BAS	L	BAS AREA	928	1991	230.91	214,289	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		3,324.00	3,324	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03		F12	O	FPL 1S 2OP	1		12,451.20	12,451	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$750,800