Key: 2873

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.104

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
88 WENTWORTH LANE NOMINEE TRUST HENDRIX BLAIR E TRUSTEE 51 ARLINGTON RD WELLESLEY, MA 02481-6127	14K-1-R43	88 WENTWORTH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
88 WENTWORTH LANE NOMINEE	11/16/2012	QS	1,650,000	26863-21
TAMARA FOUCHE GAMACHE REV	03/17/2005	A	1	19627-240
GAMACHE BRIAN R	10/22/2001	D	1,175,000	14351-324

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	%
15-674	10/29/2015	6	Pools etc	60,000	05/26/2017	NF	100	100
13-114	02/28/2013	6	Pools etc	75,800	03/14/2014	MR	100	100
	03/19/2008	50	Meas & List			RRC	100	100
07-153	04/13/2007	3	Renovations	35,000	03/19/2008		100	100
00-251	06/01/2000	1	New Construc	250,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,520	NC 1.00	100 1.00	100 1.00	1,282,750	1.61	100 1.00	OV1 3.50			1,065,770

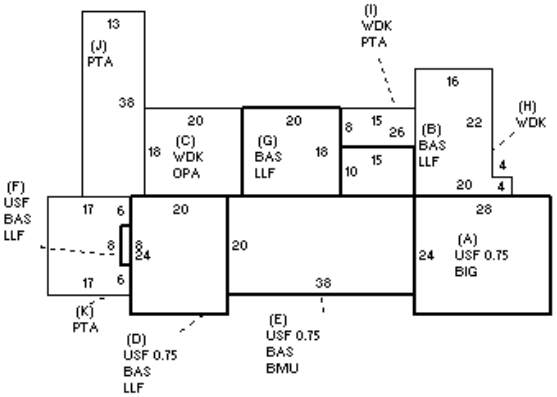
TOTAL	22,520 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,065,800	888,100
BUILDING	2,118,500	1,827,600
DETACHED	43,700	41,600
OTHER	0	0
TOTAL	**3,228,000**	**2,757,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	E 1.80	10 0.90	22X18+14X16	2013	620	78.31	43,700

PHOTO 05/26/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	V	2.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	7/18/2017	TD

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	3,216	DETAIL ADJ	1.040
$NLA(RCN)	$813	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	5	1.00
FULL BATHS	4	1.00
1/2 BATHS	1	1.00
FIXTURES	17	$33,238
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	2	WOOD SHIN	1.01
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	672		178.69	120,080
+	USF	L	UP-STRY FIN	1,450	2001	460.78	668,126
+	LLF	N	LOWER LEVEL FIN	1,006		399.63	402,024
+	BAS	L	BAS AREA	1,406	2001	543.03	763,496
C	OPA	N	OPEN PORCH	360		178.84	64,381
E	BMU	N	BSMT UNFINISHED	760		182.53	138,725
G	BAS	L	BAS AREA	360	2001	543.03	195,490
+	WDK	N	WOOD DECK	912		137.24	125,163
+	PTA	N	PATIO/STOOP	938		42.06	39,457
	F22	O	FPL 2S 2OP	1		34,145.50	34,146
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622
	HTB	O	HOT TUB-ADD	1		16,487.60	16,488

TOTAL RCN	2,615,435

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

EFF.YR/AGE	2003 / 19		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$2,118,500