

Key: 3557

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.856

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FOUR WINDS TRUST WALLACE GEORGE W& KORKATTI NIKKI PO BOX 3533 FRAMINGHAM, MA 01705-3533				15K-9-11				238 CRANBERRY LANE			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
FOUR WINDS TRUST				08/04/2009		A		1 23941-151			
WALLACE GEORGE WILLIAM				08/03/2009		A		1 23941-148			
4 WINDS TRUST & 238 CRAN				09/04/2002		A		50,000 15551-136			


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	%
12-144	03/20/2012	10	Reroof	10,000	07/18/2013	SF	100	100
	05/14/2008	50	Meas & List			RRC	100	100

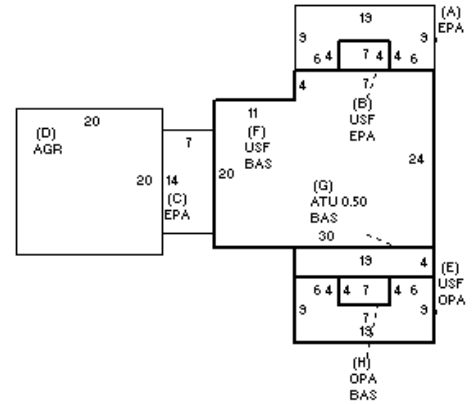
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	OF6	11.00		3,702,020
300	A	0.681	NC	1.00	100	1.00	100	1.00	OF6	11.00		143,830

DETACHED

TOTAL	1.599 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Bay Frt/Narrow Water Frontage			LAND	3,845,900	3,204,700
Inf1	100			BUILDING	211,700	192,600			
Inf2	100			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	4,057,600	3,397,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/18/2013
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	11/3/2015	APK
MODEL	1		RESIDENTIAL				
STYLE	7	1.00	OLD STYLE [100%]	LIST			
QUALITY	A	1.00	AVERAGE [100%]	REVIEW			
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1916	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,951
NET AREA	1,627	DETAIL ADJ	0.767	FOUNDATION	2	SLAB	0.95	+	EPA	N	ENCL PORCH	269		133.70	35,965		
\$NLA(RCN)	\$241	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	847	1916	165.62	140,276		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATTACHED GARAGE	400		80.48	32,190		
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	171		76.10	13,013		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	780	1916	195.18	152,239		
				INT. FINISH	56	OTHER/MIN	1.00	G	ATU	N	UNFIN ATTIC	38		78.50	2,983		
				HEATING/COOL	13	NONE	0.80	F21	O		FPL 2S 1OP	1		10,376.00	10,376		
				FUEL SOURCE	8	NONE	1.00										

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	O

EFF.YR/AGE	1961 / 61
COND	46 46%
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$211,700