

Key: 3815

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.160

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
JENNINGS THOMAS H & MICHELLE F 74 CARISBROOKE RD WELLESLEY, MA 02481-1418				16D-17-28				154 SHORE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JENNINGS THOMAS H & MICHE				08/05/2015	O	2,775,000	(207042)					
ANDERSON, ROBERT R & CHRI				09/09/2014	QS	2,422,500	(204395)					
BONO DAVID C & ANDREA J G				10/18/2004	N	2,350,000	19144-327					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	85	0.85	100	1.00	100	OF7	23.00	6,579,500
300	A	0.401	CH	1.00	100	1.00	100	1.00	100	OF7	23.00	177,080

TOTAL	1.319 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	INFL1(PRIME) = View Restriction Prohibits height			LAND	6,756,600	5,630,200
Inf1	85		INFL1(EXCESS)= Boo/Beach below seawall			BUILDING	1,703,800	1,452,400
Inf2	100		OTHER	60,200	57,300	OTHER	0	0
			TOTAL	8,520,600	7,139,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 14X23		322	50.95	14,800
IPG	E	1.80	10 0.90 14X34	2017	476	75.85	32,500
SNA	E	1.80	10 0.90 8X8	2017	64	223.92	12,900



BLDG COMMENTS
INTERIOR PER BLDG PLANS (5/15/17)
LLF (QUALITY OF FINISH)=FR/GYM/OFFICE/2 BATHS

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/10/2017	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/29/2017	TD
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,378	DETAIL ADJ	0.884	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,880		336.98	633,530
\$NLA(RCN)	\$796	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	LLU	N	LOWER LEVEL UN	342		258.01	88,238
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UP-STRY FIN	120	1935	388.55	46,626
STORIES	1.35	ADJ	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	2,258	1935	457.91	1,033,953
ROOMS	10		1.00	FLOOR COVER	1	HARDWOOD	1.00	F	OPA	N	OPEN PORCH	60		178.84	10,730
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO/STOOP	1,109		42.06	46,650
FULL BATHS	4		1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471
1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00								
FIXTURES	18		\$29,916												
UNITS	1		1.00												

TOTAL RCN	1,893,113
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,703,800

