

Key: 4048

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.439

LEGAL LAND


CURRENT OWNER				PARCEL ID				LOCATION								
FITZMAURICE MAURICE J & CYNTHIA L 33 MAUGUS AVE WELLESLEY, MA 02481				16J-2A-R4				23 LINNELL LN								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
FITZMAURICE MAURICE J & C				12/23/2010	QS	1,400,000	25123-295									
POYDAR HENRY R & NANCY G				04/28/2005	QS	1,695,000	19766-173									
BLACKWOOD CANDACE J				07/10/2003	QS	1,460,000	17237-17									
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	32,632	NC	1.00	95	0.95	100	1.00	2,089,050	1.18	100	1.00	OV3	6.00		1,847,910

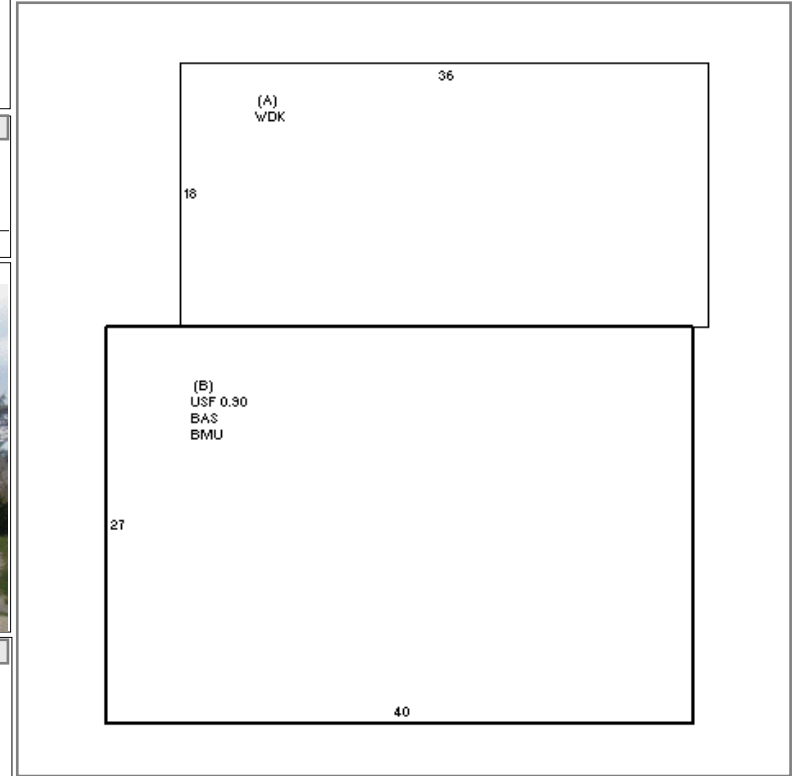
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-259	04/02/2020	11	Window Rplc	46,719	04/02/2021	NF	100	100
1994038	02/10/2006	50	Meas & List			JB	100	100
	02/22/1994	99	n/a				100	100

LEGAL LAND

TOTAL	32,632 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE DEEDED BEACH RIGHTS/INFL1 ACCESS	LAND			1,847,900	1,283,200	
Infl1	95		BUILDING			495,400	456,500	
Infl2	100		DETACHED			0	0	
			OTHER			0	0	
TOTAL						2,343,300	1,739,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/02/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	6/9/2021	EMZ
STYLE	4	1.00	CAPE [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	604.097
NET AREA	2,052	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	648		58.40	37,843	CONDITION ELEM	CD
\$NLA(RCN)	\$294	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	1,080		71.13	76,822	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,080	1970	246.06	265,746	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	972	1970	208.79	202,945	KITCHEN	V
				FLOOR COVER	16	HARDWD/OTHER	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	BATHS	V
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	HEAT	A
				HEATING/COOL	16	ELECT BB W/AC	1.01									ELECT	U
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.9	1.00														
ROOMS		0	1.00														
BEDROOMS		3	1.00														
FULL BATHS		3	1.00														
1/2 BATHS		0	1.00														
FIXTURES		11	\$8,888														
UNITS		1	1.00														
EFF.YR/AGE		2004 / 18															
COND		18	18 %														
FUNC		0															
ECON		0															
DEPR		18	% GD	82													
RCNLD				\$495,400													