

Key: 4051

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.442

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GOHEEN CHARLES R & MAUREEN K 26 ATWOOD ST WELLESLEY, MA 02482				16J-30A-10A				33 WHISTLER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GOHEEN CHARLES R & MAUREE				11/03/2020	U	1,050,000	33432-307					
RYAN CATHARINE M				09/14/2015	V	4,000,000	29135-172					
33 WHISTLER LN LLC				05/23/2005	A	10	19853-68					
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	90	1,979,100	1.00	100	1.00	OV3	6.00	1,817,360
300	A	0.007	NC	1.00	90	103,680	1.00	100	1.00	OV3	6.00	730

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 %
22-007	02/24/2022	75	SPECIAL PERM				100 100
	12/10/2020	98	SALES QUESTI				0 0
SS22-08	10/28/2020	20	Splits/Land				100 100
	03/06/2016	98	SALES QUESTI				0 0
	05/16/2008	50	Meas & List			RRC	100 100

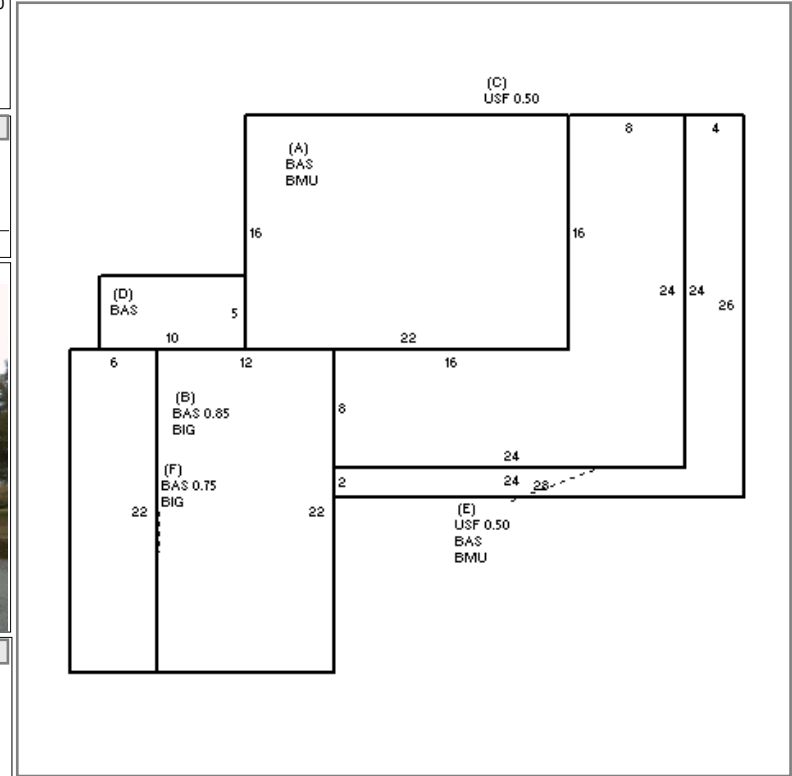
DET  
ACHED

TOTAL	40,293 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE INFL1=VIEW EASEMENT/WETLANDS				LAND	1,818,100	1,262,500
Inf1	90		BUILDING	315,600	287,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,133,700	1,549,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	APK
MODEL	1		RESIDENTIAL	LIST	2/23/2021	APK
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	2/23/2021	APK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,281	DETAIL ADJ	0.988	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$338	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	ADJ	1.00	ROOF COVER	2	WOOD SHIN	1.01
ROOMS	4		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	2		1.00	INT. FINISH	2	DRYWALL	1.00
FULL BATHS	2		1.00	HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
FIXTURES	7		\$5,533				
UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,379
+	BMU	N	BSMT UNFINISHED	672		80.53	54,114	CONDITION ELEM	CD
+	BIG	N	BUILT-IN GARAGE	396		80.56	31,903	EXTERIOR	A
+	USF	L	UP-STRY FIN	236	1982	225.17	53,141	INTERIOR	A
+	BAS	L	BAS AREA	1,045	1982	265.37	277,312	KITCHEN	A
	F21	O	FPL 2S 1OP	1		10,376.00	10,376	BATHS	A
								HEAT	A
								ELECT	A
EFF.YR/AGE									1982 / 40
COND									27 27 %
FUNC									0
ECON									0
DEPR									27 % GD 73
RCNLD									\$315,600