

Key: 4302

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.715

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
TOWN WAY REALTY TRUST KEENER SUSAN H TRUSTEE PO BOX 79 DURHAM, NH 03824-0079		2A-59-29	52 WADSWORTH RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TOWN WAY REALTY TRUST		06/15/1988	N		1 (115131)	

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	%
19-319	05/08/2019	3	Renovations	11,220	02/13/2020	TCK	100	100
08-568	01/20/2010	50	Meas & List			RRC	100	100
94-86	12/31/2008	3	Renovations	5,000	01/20/2010		100	100
	04/01/1994	99	n/a	800			100	100

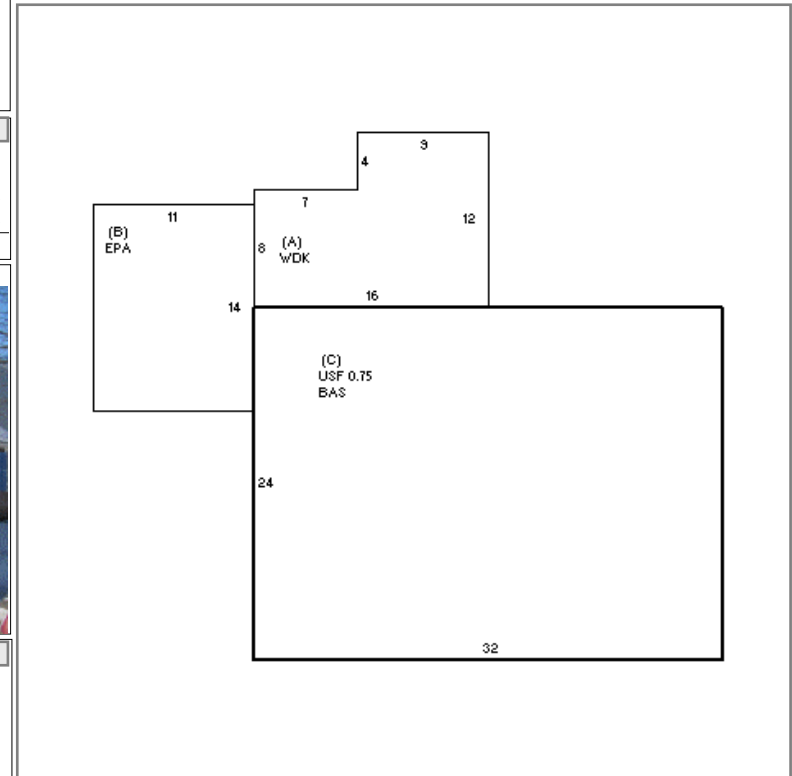
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,662	SC	1.00	1.00	641,375	5.23	1.00	1.00	R07	1.75	436,120

TOTAL	5,662 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	436,100	353,000			
Inf1	100		BUILDING	257,200	233,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	693,300	586,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/28/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/28/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/15/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$281	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
FULL BATHS		1	1.00
1/2 BATHS		0	1.00
FIXTURES		3	\$2,400
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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	164		58.40	9,578
B	EPA	N	ENCL PORCH	154		133.70	20,590
C	BAS	L	BAS AREA	768	1940	265.57	203,955
C	USF	L	UP-STRY FIN	576	1940	225.34	129,797
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	378,173
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$257,200