Key: 4734

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,169

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOLFORTH JANICE L & HENRY C II 42 TEN ROD RD ROCHESTER, NH 03867	3C-79-EA4	131 FOREST BEACH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOLFORTH JANICE L & HENRY	02/24/2011	A	1	(193688)
WOLFORTH JANICE	11/25/1991	N	1	(124947)

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	%
15-729	11/17/2015	10	Reroof	5,600	06/01/2016	WFF	100	100
	03/13/2008	50	Meas & List			RRC	100	100

LAND

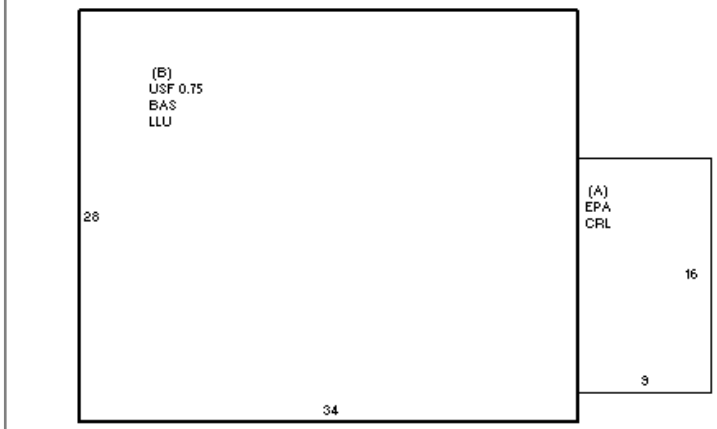
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	SC 1.00	100 1.00	100 1.00	476,450	2.55	100 1.00	R03 1.30			364,070

TOTAL	13,049 SF	ZONING	R20	FRNT	99

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	364,100	303,400
BUILDING	338,400	307,800
DETACHED	0	0
OTHER	0	0
TOTAL	**702,500**	**611,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/28/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/28/2022	TCK
LIST	1/28/2022	EST
REVIEW	2/16/2022	EMZ

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,666	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.7	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,000
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	52	OTHER/DRYWLI	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	144		26.91	3,875
A	EPA	N	ENCL PORCH	144		133.70	19,253
B	LLU	N	LOWER LEVEL UN	952		132.15	125,810
B	BAS	L	BAS AREA	952	1955	234.55	223,288
B	USF	L	UP-STRY FIN	714	1955	199.02	142,100
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	528,702

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$338,400