

Key: 6465

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.935

LEG  
AL  
LAND

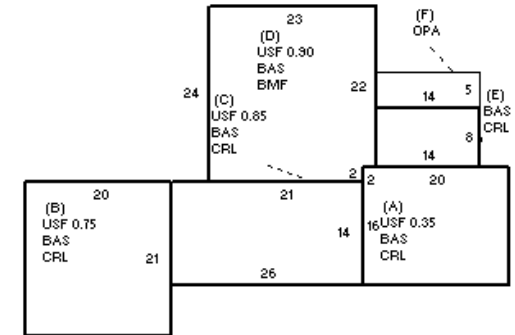
CURRENT OWNER				PARCEL ID				LOCATION			
GRANT JULIEN & SUSAN JUNG 34 INGRAHAM RD WELLESLEY, MA 02482				7H-40-G1				935 OLD QUEEN ANNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANT JULIEN & SUSAN JUNG				07/14/2022	QS	1,884,533	35247-251				
CHATHAM DRAGONFLY LLC				03/23/2021	O	525,000	33925-149				
GREY DOVE NOMINEE TRUST				11/13/2018	H	399,000	31661-40				

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	%
	06/09/2023	99	n/a					0 0
21-709	09/17/2021	2	Additions	495,000	05/11/2023	NF	100	100
21-538	07/20/2021	5	Demolitions	10,000	03/31/2022	TCK	100	100
21-468	06/07/2021	6	Pools etc	72,000	05/11/2023	NF	100	100
21-538	06/02/2021	5	Demolitions	10,000	03/31/2022	TCK	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,600	MC	1.00	1.00	366,500	1.25	100	1.00	MR2	1.00	320,560

TOTAL	30,600 SF	ZONING	R30	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	320,600	227,100
Inf1	100		BUILDING	1,532,100	377,100			
Inf2	100		DETACHED	57,200	15,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,909,900</b>	<b>619,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 24X16	2011	384	47.81	16,500
IPG	V	1.50	10 0.90 20X40	2021	800	56.53	40,700



BUILDING	CD	ADJ	DESC	MEASURE	3/31/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/31/2022	TCK
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	6/9/2023	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,532,074	
NET AREA	2,993	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	1,216		31.99	38,899	CONDITION ELEM	CD	
\$NLA(RCN)	\$512	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,104	1850	478.41	528,169	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	736	1850	405.95	298,780	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMF	N	BSMT FINISH-SEP	548		168.33	92,245	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	660	2021	478.41	315,754	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	493	2021	405.95	200,133	HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	70		117.96	8,257	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		16,082.80	16,083				
									GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644			
									KIT	O	EXTRA KITCHEN	1		2,526.50	2,527			
																EFF.YR/AGE	2022 / 0	
																COND	0 0 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$1,532,100	