Key: 6572

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,044

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THORNTON PAMELA M & BAXTER JAMES W 26 MASSASOIT LN WELLESLEY, MA 02481	7J-24-C258	262 CHIPPING STONE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THORNTON PAMELA M & BAXTE	03/08/2012	A	1	(196529)
THORNTON PAMELA M	06/01/2005	QS	470,000	(176872)
HALL SANDRA B	09/09/2004	A	1	(174329)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

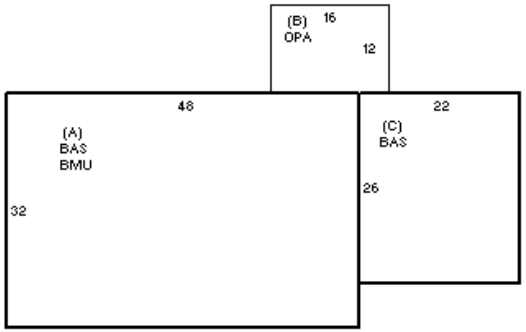
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/09/2006	50	Meas & List			JB	100	100
P2005053	04/22/2005	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	MC 1.00	100 1.00	100 1.00	366,500	1.78	100 1.00	R03 1.00			298,800

TOTAL	20,000 SF	ZONING	R60	FRNT	130
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	298,800	249,000
BUILDING	389,200	359,300
DETACHED	0	0
OTHER	0	0
TOTAL	**688,000**	**608,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/19/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2019	TCK
LIST	12/19/2019	EST
REVIEW	1/9/2020	MR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,108	DETAIL ADJ	0.850
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
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	1	HARDWOOD	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	BMU	N	BSMT UNFINISHED	1,536		66.54	102,202
B	OPA	N	OPEN PORCH	192		76.10	14,611
+	BAS	L	BAS AREA	2,108	1972	206.01	434,268
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	564,115

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

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$389,200