

Key: 8416

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.747

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAHOON JEFFREY H & JOHANNA M 43 HIGHGATE WELLESLEY, MA 02481				16C-70C-K3				14 HALLET LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAHOON JEFFREY H & JOHANN				08/03/2020	QS	2,500,000	33133-274				
SOMMER FAMILY TRUST				03/14/2006	O	1,400,000	20821-209				
KAHL, MICHAEL & RENEE				03/28/1996	C	795,000	10122-75				

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	%
07-566	10/05/2020	98	SALES QUESTI				100	100
	02/21/2017	3	Renovations			CE	100	100
	02/19/2009	51	Meas			RRC	100	100
	04/07/2008	50	Meas & List				100	100
	11/16/2007	6	Pools etc	50,000	04/07/2008		100	100

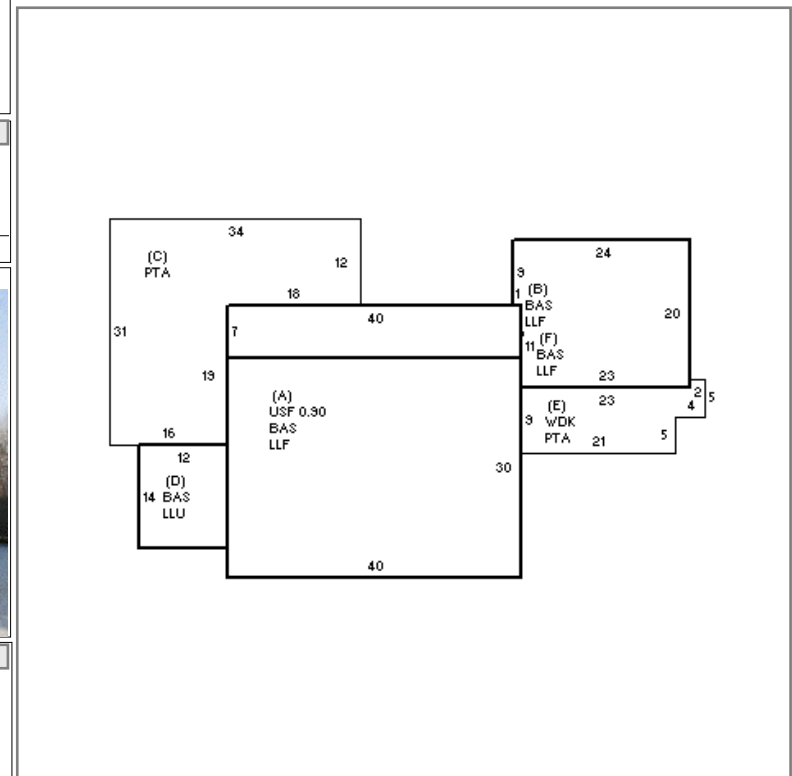
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,486	CH	1.00	1.00	1,374,375	2.84	1.00	1.00	R10	3.75	1,030,910

TOTAL	11,486 SF	ZONING	R20	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	1,030,900	859,100
Inf1	100		BUILDING	1,970,000	1,728,200			
Inf2	100		DETACHED	28,700	27,400			
			OTHER	0	0			
TOTAL			3,029,600	2,614,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 9X7	2007	63	16.25	800
IPG	V	1.50	20 0.80 16X32 IRR	2007	512	62.03	25,400
PTD	+	1.10	20 0.80 16X16	2008	256	12.43	2,500



BLDG COMMENTS
2009 PRESERVATION AWARD. FIRE PIT, GAME ROOM, WET BAR, WINE CELLAR, UNDERGROUND SPRINKLER



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2017	MR
MODEL	1		RESIDENTIAL	LIST	11/23/2020	MLS
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	11/23/2020	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,213,504			
NET AREA	3,197	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,949		332.82	648,658	CONDITION ELEM	CD			
\$NLA(RCN)	\$692	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,648	1933	452.24	745,296	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,080	1933	383.74	414,442	INTERIOR	V			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	919		27.74	25,498	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	D	LLU	N	LOWER LEVEL UN	168		254.81	42,808	BATHS	V			
				INT. FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	207		90.52	18,738	HEAT	U			
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	BAS	L	BAS AREA	469	2007	452.24	212,102	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	4		9,643.33	38,573	
													KIT	O	EXTRA KITCHEN	1		2,526.50	2,527	
													ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	
EFF.YR/AGE 2011 / 11																				
COND 11 11 %																				
FUNC 0																				
ECON 0																				
DEPR 11 % GD 89																				
RCNLD \$1,970,000																				