

Key: 3815

Town of CHATHAM - Fiscal Year 2019

9/5/2018

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CURRENT OWNER										PARCEL ID			LOCATION		
JENNINGS THOMAS H & MICHELLE F 74 CARISBROOKE RD WELLESLEY, MA 02481-1418										16D-17-28-0			154 SHORE RD		
										TRANSFER HISTORY			DOS	T	SALE PRICE
										JENNINGS THOMAS H & MICHE			08/05/2015	O	2,775,000 (207042)
										ANDERSON, ROBERT R & CHRI			09/09/2014	QS	2,422,500 (204395)
										BONO DAVID C & ANDREA GAL			10/18/2004	N	2,350,000 19144-327
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT		ADJ VALUE		
100	S	40,000	CH	1.00	85	0.85	100	1.00	OF7	22.00			4,456,060		
300	A	0.401	CH	1.00	100	1.00	100	1.00	OF7	22.00			119,980		

TOTAL	1.319 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	INFL1(PRIME) = View Restriction Prohibits height			LAND	4,576,000	4,576,000
Infl1	85		INFL1(EXCESS)= Boo/Beach below seawall			BUILDING	915,100	333,800
Infl2	100					DETACHED	49,200	13,100
						OTHER	0	0
						TOTAL	5,540,300	4,922,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	14X23	322	45.72	13,300
IPG	E	1.80	10 0.90	14X34	476	56.71	24,300
SNA	E	1.80	10 0.90	8X8	64	201.24	11,600



BLDG COMMENTS		
INTERIOR PER BLDG PLANS (5/15/17)		
LLF (QUALITY OF FINISH)=FR/GYM/OFFICE/2 BATHS		

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2017	NF
MODEL	1		RESIDENTIAL			
STYLE	1	0.88	RANCH [100%]	LIST	5/10/2017	EST
QUALITY	V	2.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	6/29/2017	TD

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,016,800
NET AREA	4,258	DETAIL ADJ	0.920	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,880	1935	178.93	336,382	CONDITION ELEM	
\$NLA(RCN)	\$239	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	LLU	N	LOWER LEVEL UN	342		137.06	46,873	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UP-STRY FIN	120	1935	206.20	24,743	INTERIOR	V
				ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	2,258	1935	242.97	548,621	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	F	OPA	N	OPEN PORCH	60		91.74	5,504	BATHS	V
				INT. FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO/STOOP	1,109		21.56	23,910	HEAT	U
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,779.80	1,780	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	
																2007 / 10	
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$915,100

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	%
17-271	04/18/2017	6	Pools etc	140,000	07/09/2018	MR	100	100
16-587	09/23/2016	3	Renovations	1,418,000	07/09/2018	MR	100	100
05-618	02/20/2007	90	BPP SITE INS			RRC	100	100
	12/20/2005	3	Renovations	100,000	02/20/2007		100	100
	07/22/2005	50	Meas & List			JB	100	100

