

Key: 3833

Town of CHATHAM - Fiscal Year 2019

9/5/2018

3:33 pm

SEQ #: 4.127

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION						
103 SHORE ROAD NOMINEE TRUST C/O SEBASTIAN JOHN A ALISSA C T/E 14 PLYMOUTH RD WELLESLEY, MA 02482								16D-30-24-0				103 SHORE RD						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								SEBASTIAN JOHN A ALISSA C				06/19/2018		A	1		31349-172	
								103 SHORE ROAD NOMINEE TR				12/21/2012		O	3,175,000		26977-31	
								GLAUNINGER MATHEW M				09/14/1998		99	1,450,000		11695-113	
CD	T	AC/SF/UN		Nbhd		Inf1		Inf2		ADJ BASE		SAF	Inf3		Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000		CH	1.00	100	1.00	100	1.00	2,724,750		1.00	100	1.00	W11	10.50		2,502,070
300	A	0.411		CH	1.00	100	1.00	100	1.00	142,800		1.00	100	1.00	W11	10.50		58,690

TOTAL	1.329 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	Ocean View			LAND	2,560,800	2,560,800
Inf1	100					BUILDING	3,525,300	3,219,200
Inf2	100					DETACHED	53,900	53,500
						OTHER	711,200	653,500
						TOTAL	6,851,200	6,487,000

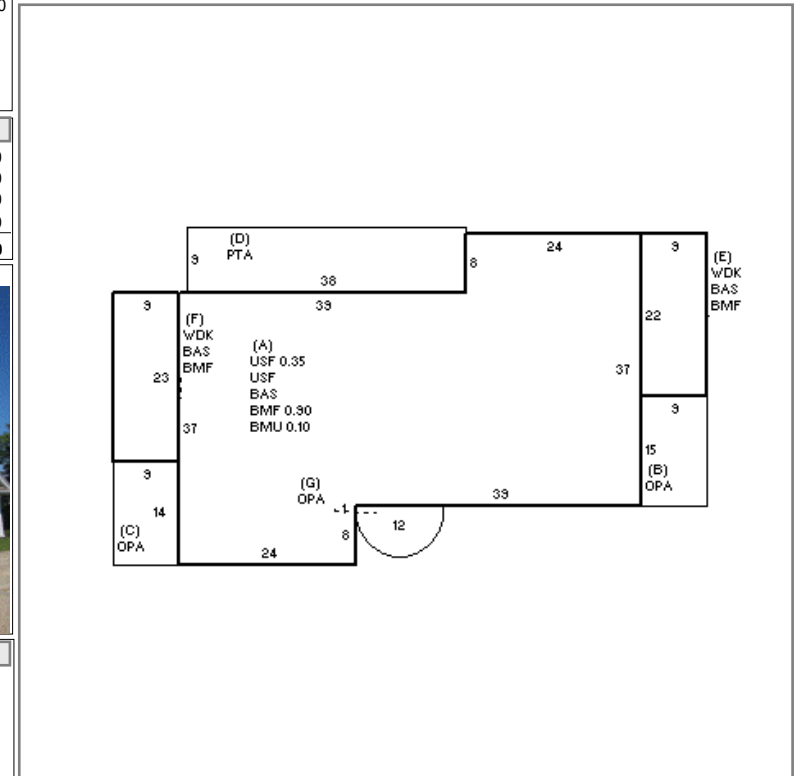
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.80	10 0.90	2014	800	50.72	36,500
PTD	E	1.80	10 0.90	2014	728	18.36	12,000
WDK	E	1.80	10 0.90	2014	225	26.82	5,400



BLDG COMMENTS
BMF=3 ROOMS/1 FULL BATH/WINE CELLAR

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	WFF
MODEL	1		RESIDENTIAL			
STYLE	19	1.30	NEW STYLE [100%]	LIST	4/28/2015	MW
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	7/7/2016	TD

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,634,348		
NET AREA	5,601	DETAIL ADJ	1.350	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	221		173.35	38,311	CONDITION ELEM CD			
\$NLA(RCN)	\$649	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,616	2014	562.65	1,471,904	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UP-STRY FIN	2,985	2014	477.50	1,425,344	INTERIOR	A		
CAPACITY						ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	330	145.95	48,164	KITCHEN	A	
STORIES		2	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO/STOOP	342		34.30	11,732	BATHS	A		
ROOMS		10	1.00	INT. FINISH	1	PLASTER	1.00	+	BMF	N	BSMT FINISH-SEP	2,395		207.90	497,921	HEAT	A		
BEDROOMS		4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	405		112.00	45,360	ELECT	A		
FULL BATHS		5	1.00	FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		19,901.00	19,901				
1/2 BATHS		2	1.00															EFF.YR/AGE 2014 / 3	
FIXTURES		20	\$75,712															COND	3 3 %
UNITS		1	1.00															FUNC	0
																	ECON	0	
																	DEPR	3 % GD 97	
																	RCNLD	\$3,525,300	



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CURRENT OWNER						PARCEL ID				LOCATION						
103 SHORE ROAD NOMINEE TRUST C/O SEBASTIAN JOHN A ALISSA C T/E 14 PLYMOUTH RD WELLESLEY, MA 02482						16D-30-24-0				103 SHORE RD						
						TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
TOTAL				ZONING	FRNT					ASSESSED		CURRENT	PREVIOUS			
Nbhd				NOTE						LAND		711,200				
Inf1										BUILDING						
Inf2										DETACHED						
										OTHER						
										TOTAL						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	WFF
MODEL	1		RESIDENTIAL			
STYLE	17	1.00	GAR/APT [100%]	LIST	4/9/2014	EST
QUALITY	E	3.50	EXCELLENT [100%]	REVIEW	7/6/2016	TD
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	740,800
NET AREA	1,322	DETAIL ADJ	0.960	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	867		142.94	123,932	CONDITION ELEM CD	
\$NLA(RCN)	\$560	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,095	2013	415.80	455,305	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BAS AREA	227	2013	489.95	111,220	INTERIOR	A
				ROOF COVER	2	WOOD SHIN	1.01	C	WDK	N	WOOD DECK	80		112.00	8,960	KITCHEN	A
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		19,901.00	19,901	BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOL	99	NA	1.00									ELECT	A
				FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE 2013 / 4	
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$711,200

