

Key: 13315

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.992

LEGAL

LAND

DETACHED

BUILDING

UNIT

IND

NG

CURRENT OWNER						PARCEL ID			LOCATION				
KANNEL MARLA R 90 ELMWOOD RD WELLESLEY, MA 02481-1139						12F-6B-XE			1074 MAIN ST				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						KANNEL MARLA R			04/11/2016	QS	605,000	29572-12	
SOUTH CAPE ENTERPRISES IN			04/29/1999	N	480,000	12233-166							
O'CONNELL JAMES M & JOYCE			07/02/1976	QS	165,000	3014-175							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS17-9	07/01/2016	98	SALES QUESTI					0
15-141	12/31/2015	20	Splits/Land				100	100
	04/02/2015	1	New Construc	220,000	06/23/2016	WFF	100	100

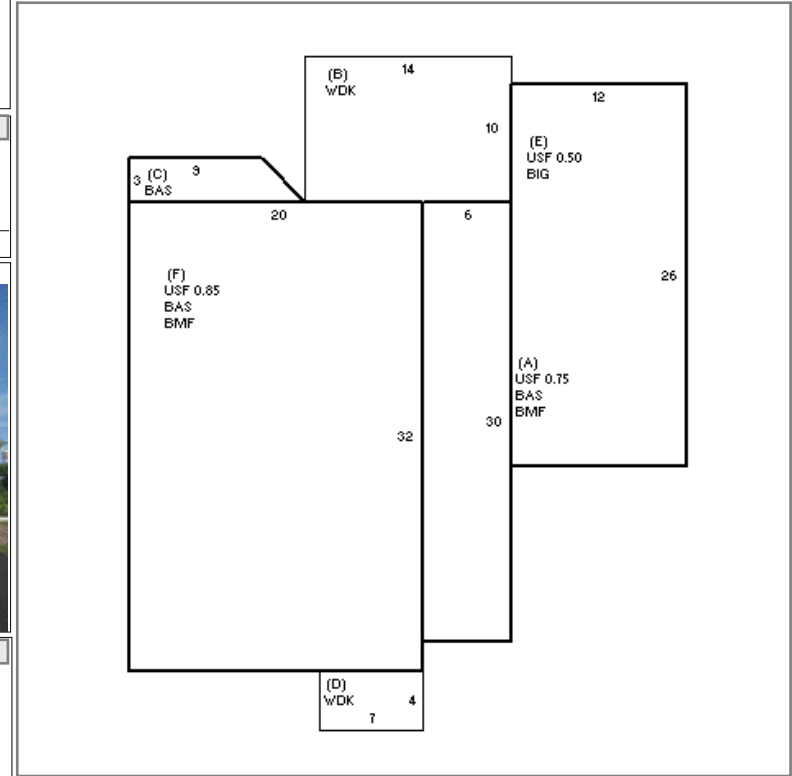
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1						BUILDING	822,800	736,000
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	822,800	736,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MAIN ST VILLAGE CONDO
BMF=FR/BATH



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	WFF
MODEL	10		CONDO	LIST	7/1/2016	WFF
STYLE	3	1.00	TOWN HSE END [100%]	REVIEW	7/26/2016	MR
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	99	1.00	N/A [100%]			

YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	1,687	DETAIL ADJ	1.416
\$NLA(RCN)	\$498	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	6	1.00	
BEDROOMS	2	1.00	
FULL BATHS	3	1.00	
1/2 BATHS	0	1.00	
FIXTURES	9	\$13,766	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	82	MAIN ST VLG	1.25
UNIT MODEL	99	N/A	1.00
VIEW/LOC	3	PARTIAL WV	1.10
HVAC	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	99	N/A	1.00
NEIGHBORHOOD	1	MID-CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	820		36.10	29,602
+	USF	L	UP-STRY FIN	835	2015	444.98	371,555
+	WDK	N	ATT WOOD DECK	168		19.00	3,192
+	BAS	L	BAS AREA	852	2015	468.35	399,037
E	BIG	N	BUILT-IN GARAGE	312		50.50	15,755
	GFP	O	GAS LOG/FP/E FP	2		2,845.50	5,691
	ODS	O	OUT DOOR SHWR-A	1		1,022.00	1,022

TOTAL RCN	839,620
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	2015 / 7
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$822,800