

Key: 1508

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.645

LEGAL

LAND

DETACHED

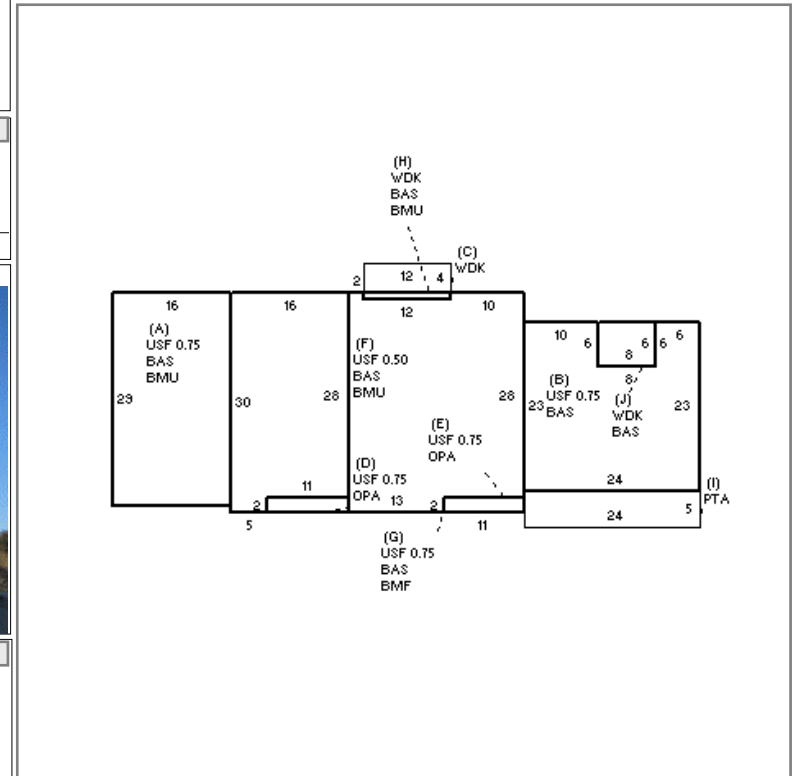
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
THE 88 CHAMPLAIN ROAD NOMINEE TRUST ELCOCK WILLIAM L TRUSTEE 580 WASHINGTON ST #103 WELLESLEY, MA 02482				13A-25A-5B				86 CHAMPLAIN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THE 88 CHAMPLAIN ROAD NOM				03/16/2011	QS	1,985,500	25321-49					
BARTLETT JAMES RT				11/07/2003	QS	1,450,000	17903-272					
CHAMPLAIN NOM R TR				09/30/1994	H	1	9387-206					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,020	CH	1.00	90	2,144,025	1.30	100	1.00	WV7	6.50	1,858,160

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	%
16-618	10/05/2016	3	Renovations		04/13/2017	NF	100	100
	11/13/2015	3	Renovations		11/13/2015	APK	100	100
	01/29/2009	51	Meas			CE	100	100
08-174	04/08/2008	3	Renovations	200,000	01/29/2009		100	100
	03/03/2008	51	Meas			RRC	100	100

TOTAL	29,020 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CHATHAM	INFL1=WETLANDS/DEED ACCESS TO STAGE HARBOR BEACH				LAND	1,858,200	1,548,400	
Inf1	90	N O T E					BUILDING	2,097,600	1,747,900
Inf2	100		OTHER	600	600	TOTAL	3,956,400	3,296,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90	2004	40	16.25	600	04/13/2017



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	6/20/2017	TD
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,330,686	
NET AREA	3,675	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	934		172.88	161,473	CONDITION ELEM	CD	
\$NLA(RCN)	\$634	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,162	1998	550.42	639,593	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,125	1998	467.05	525,434	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	552	2008	550.42	303,834	KITCHEN	G		
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	378	2008	467.05	176,546	BATHS	G		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	108		137.24	14,822	HEAT	A		
FULL BATHS	4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	44		178.81	7,868	ELECT	U		
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	F	BAS	L	BAS AREA	458	1998	550.42	252,094				
FIXTURES	16	\$31,283					G	BMF	N	BSMT FINISH-SEP	686		255.21	175,075				
UNITS	1	1.00					I	PTA	N	PATIO/STOOP	120		42.07	5,048	EFF.YR/AGE	2012 / 10		
							F22	O	FPL 2S 2OP			1	34,145.50	34,146	COND	10 10 %		
							ODS	O	OUT DOOR SHWR-A			1	3,471.00	3,471	FUNC	0		
															ECON	0		
															DEPR	10 % GD 90		
															RCNLD	\$2,097,600		