

Key: 19

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 22

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUINCY NOMINEE TRUST QUINCY RICHARD P & MARY E TRSTES 19 LINCOLN RD WELLESLEY, MA 02481				10A-9E-AN6				101 MOONBEAM LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINCY NOMINEE TRUST				11/15/2005	QS	4,000,000	20473-140				
DIETRICH EDWARD H TRUSTEE				08/11/2004	A	1	18925-186				
DIETRICH EDWARD				02/10/2003	A	100	16376-99				

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 %
19-054	02/04/2019	13	SH.MTL/FHAIR	80,000	01/29/2020	NF	100 100
18-651	08/20/2018	3	Renovations	240,000	01/31/2020	TCK	100 100
15-536	09/14/2015	6	Pools etc	60,900	06/06/2016	WFF	100 100
	01/15/2007	50	Meas & List			AM	100 100
06-085	02/06/2006	10	Reroof	20,000	01/15/2007		100 100

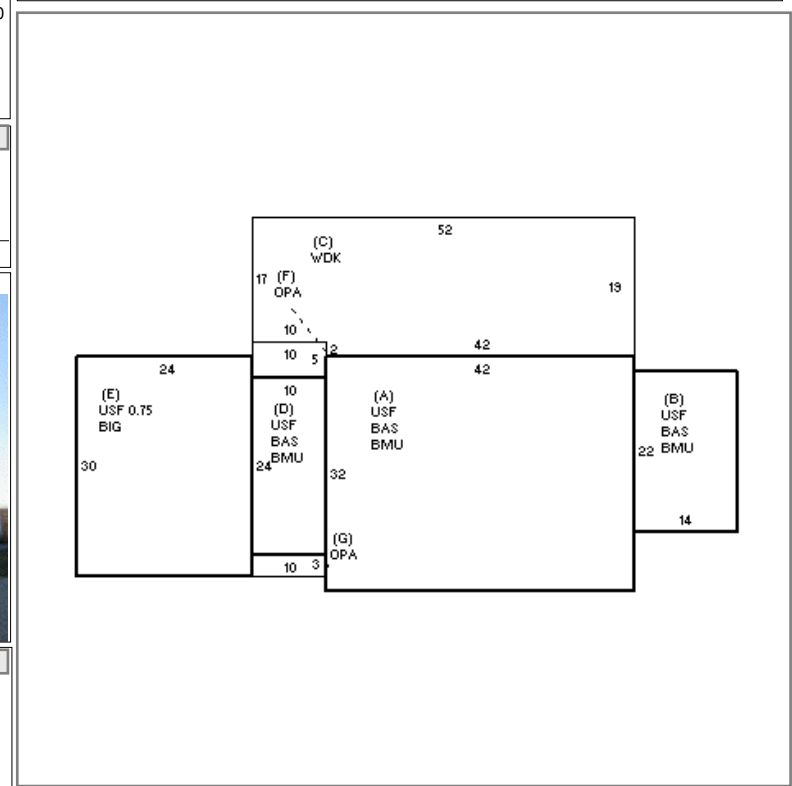
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1.00	100	1.00	CF5	11.00		3,702,020
300	A	0.893	CH	1.00	100	1.00	100	1.00	CF5	11.00		188,600

TOTAL	1.811 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM		NOTE			LAND	3,890,600	3,242,000	
Inf1	100			BUILDING	1,811,000	1,648,600			
Inf2	100			DETACHED	19,700	18,700			
				OTHER	0	0			
						TOTAL	5,721,300	4,909,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.50	10 0.90	12X25 IRR	2015	300	72.82 19,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/17/2019	TCK
MODEL	1		RESIDENTIAL	LIST	1/29/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/20/2020	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,324	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,892		100.00	189,209
\$NLA(RCN)	\$419	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,892	1999	357.35	676,115
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,432	1999	303.23	737,448
				ROOF COVER	2	WOOD SHIN	1.01	C	WDK	N	WOOD DECK	968		90.52	87,623
				FLOOR COVER	16	HARDWD/OTHER	1.00	E	BIG	N	BUILT-IN GARAGE	720		117.18	84,373
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	80		117.96	9,436
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,810,995
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,811,000