

Key: 2195

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.376

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HIGH POINT INLET ROAD TRUST LACAILLADE PETER C TRUSTEE 166 EDMUNDS RD WELLESLEY, MA 02481				14B-10-C4				49 INLET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HIGH POINT INLET ROAD TRU				11/18/2016	QS	4,500,000 (211358)					
49 INLET ROAD REALTY TRUS				11/21/2007	A	100 22488-195					
DOGGETT EUGENE B & NINA L				04/07/1989	O	980,500 6691-317					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-898	11/30/2022	1	New Construc	1,565,500	02/15/2023	NF	0	0
22-953	11/30/2022	5	Demolitions	25,000	02/15/2023	NF	0	0
17-812	11/21/2017	9	Foundation	30,000	07/06/2018	MR	100	100
17-795	11/14/2017	6	Pools etc	60,000	07/06/2018	MR	100	100
	02/06/2017	98	SALES QUESTI				0	0

LAND

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	100	1.00	100	1.00	3,829,925	1.00	MDW	1.10	PF3 9.50	3,516,920
200	S	40,000 CH	1.00	25	0.25	100	1.00	652,175	1.00	100	1.00	PF3 9.50	598,880
300	A	0.972 CH	1.00	100	1.00	100	1.00	182,400	1.00	100	1.00	PF3 9.50	177,290

DETAILED

TOTAL	2.809 Acres		ZONING	R40	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM		NOTE				LAND	4,293,100	4,142,200
Infl1	100			BUILDING	1,643,800	1,495,400			
Infl2	100			DETACHED	32,600	31,000			
				OTHER	289,000	260,800			
				TOTAL	6,258,500	5,929,400			

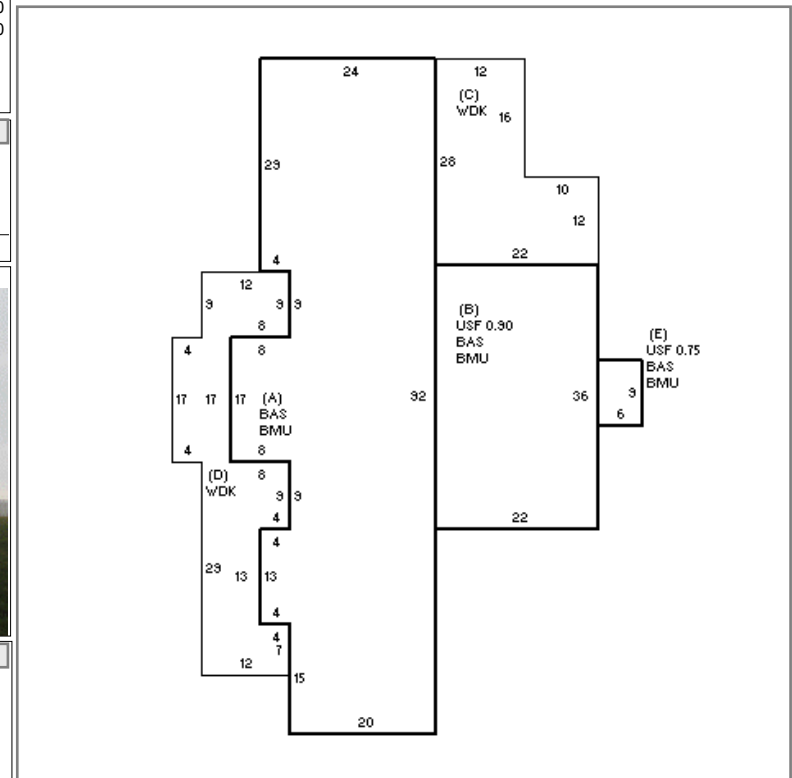
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	G	1.20	10 0.90	20X40HEATED	2017	800	45.23	32,600



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	3/14/2023	EMZ
STYLE	4	1.00	CAPE [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	3,744	DETAIL ADJ	1.060
\$NLA(RCN)	\$477	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		1	1.00
FIXTURES		8	\$10,515
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,990		94.93	283,855
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,990	1920	369.20	1,103,905
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	713	1989	313.28	223,367
ROOF COVER	2	WOOD SHIN	1.01	+	WDK	N	WOOD DECK	996		90.52	90,157
FLOOR COVER	1	HARDWOOD	1.00	E	USF	L	UP-STRY FIN	41	1920	313.29	12,845
INT. FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP		1		11,589.40	11,589
HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	FPL 2S 1OP		3		16,082.80	48,248
FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR		1		0.00	
				ODS	O	OUT DOOR SHWR-A		1		2,289.40	2,289

TOTAL RCN	1,786,772
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,643,800

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CURRENT OWNER			PARCEL ID			LOCATION		
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TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

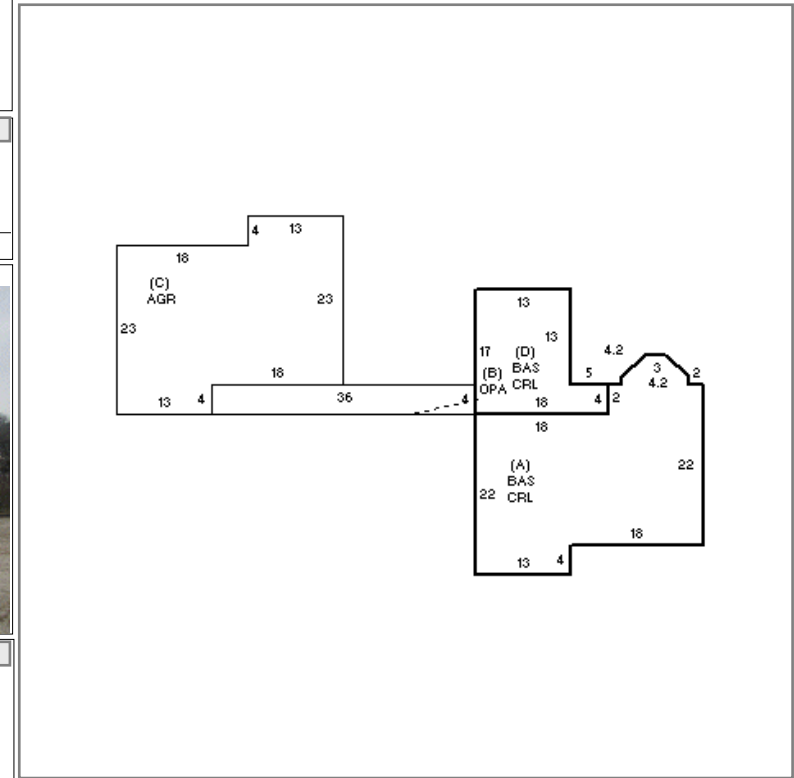
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	289,000	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/14/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,210		
NET AREA	930	DETAIL ADJ	0.839	FOUNDATION	2	SLAB	0.95	+	CRL	N	CRAWL SPACE	930		26.28	24,442	CONDITION ELEM	CD		
\$NLA(RCN)	\$409	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	689	1989	296.07	203,989	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		91.32	13,150	INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01	C	AGR	N	ATTACHED GARAGE	693		91.04	63,089	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	241	2002	296.07	71,352	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1992 / 30
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$289,000