

Key: 2250

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
WINEBERRY WAY NOMINEE TRUST FLOCCO THOMAS & MARY F TRSTES 246 PISCASSIC RD NEWFIELDS, NH 03856		14C-38-F3		34 WINEBERRY WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
WINEBERRY WAY NOMINEE TRU		12/06/2002	QS	2,050,000	(167528)							
SHATTUCK PL REALTY NOM TR		08/28/1992	A	1	(127639)							
HEBERTON KATHARINE A		12/30/1985	QS	279,000	(104756)							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,504	CH	1.00	100	1.00	100	1.00	PV2	6.00		1,954,360

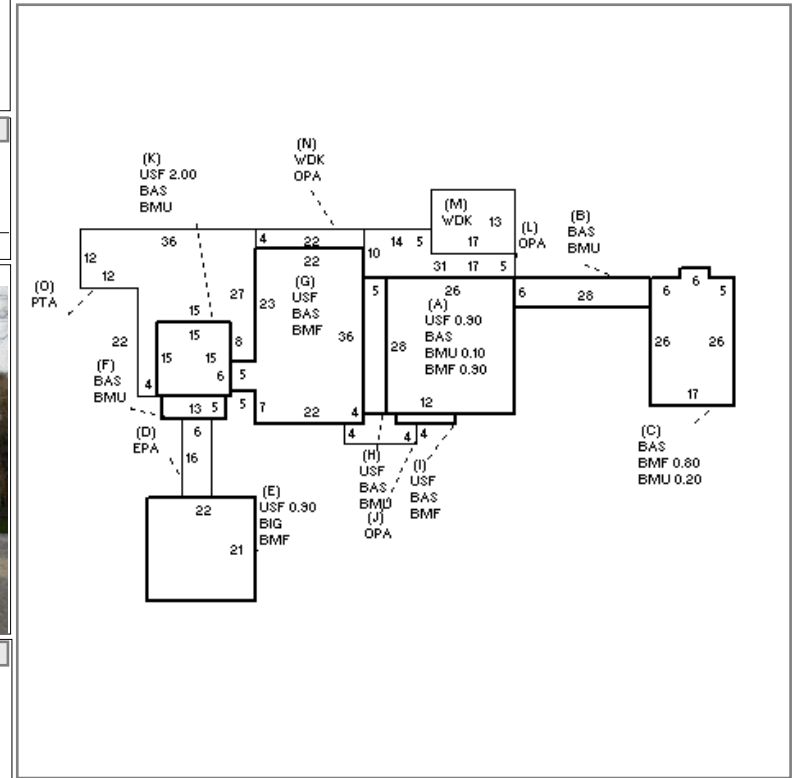
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-474	05/29/2018	3	Renovations		05/29/2018		100	100
06-475	02/07/2007	51	Meas		02/27/2013	MR	100	100
	09/07/2006	5	Demolitions	15,000	02/07/2007	RRC	100	100
	09/07/2006	1	New Construc	1,900,000	02/07/2007		100	100

TOTAL	33,504 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	CHATHAM	unobstructed view. Conservation Land to/abuts cons				LAND	1,954,400	1,628,500		
Inf1	100	NOTE						BUILDING	5,704,400	5,097,900
Inf2	100		OTHER	0	0	0				
						TOTAL	7,658,800	6,726,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=5 ROOMS, 1F BATH



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW
QUALITY	E	3.50	EXCELLENT [100%]	5/29/2018
FRAME	1	1.00	WOOD FRAME [100%]	APK

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	5,133	DETAIL ADJ	1.352
\$NLA(RCN)	\$1,277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
FULL BATHS	6	1.00	
1/2 BATHS	0	1.00	
FIXTURES	22	\$83,283	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	2,326		380.10	884,114
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,626	2007	1,033.49	2,713,953
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,507	2007	876.95	2,198,522
ROOF COVER	2	WOOD SHIN	1.01	+	BMU	N	BSMT UNFINISHED	762		271.61	206,969
FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCL PORCH	96		467.94	44,923
INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	462		276.48	127,736
HEATING/COOL	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	387		266.35	103,079
FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	309		204.40	63,161
				O	PTA	N	PATIO/STOOP	700		62.65	43,855
					F21	O	FPL 2S 1OP	1		36,316.00	36,316
					F22	O	FPL 2S 2OP	1		50,855.00	50,855

TOTAL RCN	6,556,764
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$5,704,400