

Key: 240

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 245

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOZNY KRISTEN L 2 MADISON RD WELLESLEY, MA 02481				10E-31-D59				35 WAVELAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOZNY KRISTEN L				01/16/2007	A	1	21699-76				
WOZNY JOHN M & KRISTEN L				10/14/2005	QS	617,000	20367-3				
DALY MARY G LT				06/21/2002	A	100	15287-177				

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	%
11-437	11/01/2011	10	Reroof	3,000	04/10/2012	MR	100	100
	01/11/2006	50	Meas & List			JB	100	100
	02/25/2004	50	Meas & List			RRC	100	100
03-209	05/12/2003	99	n/a	12,000			100	100
P2003209	05/10/2003	99	n/a	12,000			100	100

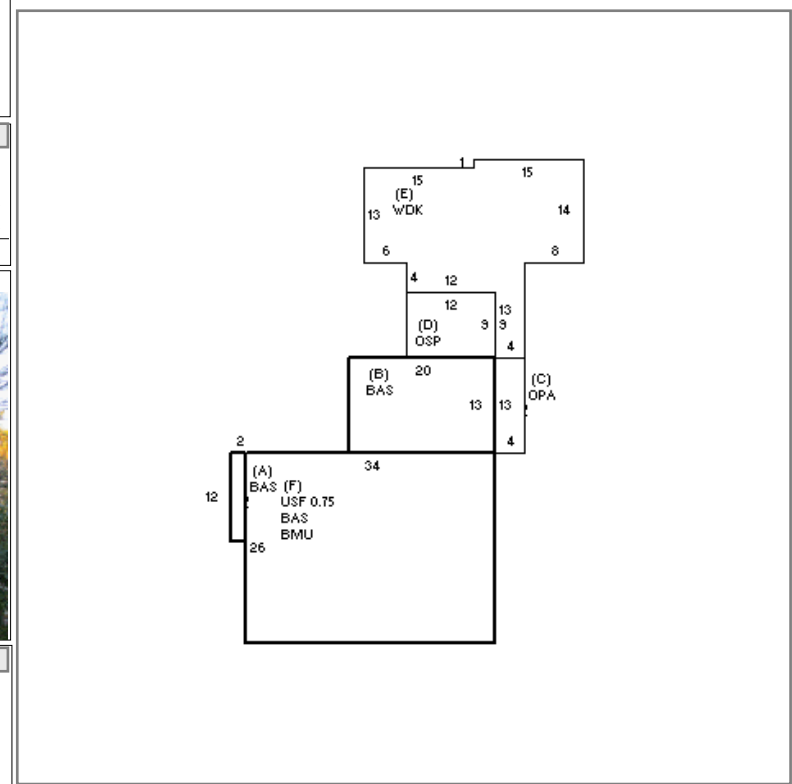
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,939	WC	1.00	1.00	513,100	1.14	1.00	1.00	R04	1.40	457,060

TOTAL	33,939 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	457,100	380,900
Inf1	100		BUILDING	322,600	303,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	779,700	684,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	11/21/2012 SF

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,831	DETAIL ADJ	1.000	FOUNDATION	99	N/A	1.00	+	BAS	L	BAS AREA	1,168	1962	248.67	290,446
\$NLA(RCN)	\$304	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	OPA	N	OPEN PORCH	52		76.10	3,957
				ROOF SHAPE	1	GABLE	1.00	D	OSP	N	OPEN SCR PORCH	108		78.80	8,510
				ROOF COVER	1	ASPH/CMP SHIN	1.00	E	WDK	N	WOOD DECK	505		58.40	29,492
				FLOOR COVER	1	HARDWOOD	1.00	F	BMU	N	BSMT UNFINISHED	884		74.54	65,895
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UP-STRY FIN	663	1962	211.00	139,896
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	556,142
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$322,600