Key: **25**

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 30

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
31 WESTWARD HO DRIVE REALTY TRUST **DALY CHARLES U TRUSTEE** **31 WESTWARD HO DR** **CHATHAM, MA 02633**	**10B-12-WH2**	**31 WESTWARD HO DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
31 WESTWARD HO DRIVE REAL	07/07/2014	A	1	(203860)
DALY CHARLES U & CHRISTIN	06/25/2014	R	1	(203740)
DALY CHARLES U	05/01/2014	A	1	(203254)

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	%
13-440	08/26/2013	3	Renovations	100,000	04/03/2014	MR	100	100
	03/27/2009	50	Meas & List			CE	100	100
08-328	07/23/2008	2	Additions	110,000	03/27/2009		100	100
	02/07/2007	50	Meas & List			RRC	100	100
06-392	07/14/2006	2	Additions	75,000	03/27/2009		100	100

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	2,015,750	1.00	100	1.00	CF2	5.50			1,851,010
300	A	0.041	CH	1.00	100	1.00	100	1.00	105,600	1.00	100	1.00	CF2	5.50			4,330

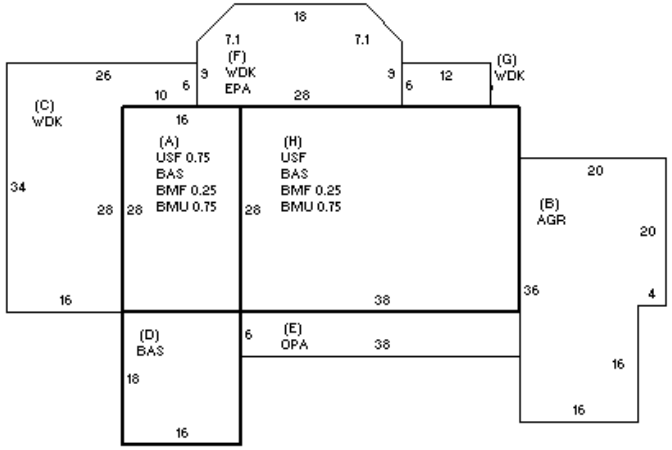
TOTAL	41,780 SF	ZONING	R40	FRNT	0
Nbhd	CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,855,300	1,546,000
BUILDING	1,000,600	921,800
DETACHED	0	0
OTHER	0	0
TOTAL	**2,855,900**	**2,467,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/03/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST	4/9/2014	MR
REVIEW	4/7/2014	MR

BLDG COMMENTS

BMF=FR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	3,200	DETAIL ADJ	1.030
$NLA(RCN)	$386	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	12	$11,866
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,134		84.52	95,849
+	BMF	N	BSMT FINISH-SEP	378		130.32	49,261
+	USF	L	UP-STRY FIN	1,400	1972	239.64	335,497
B	AGR	N	ATTACHED GARAGE	656		91.45	59,994
+	WDK	N	WOOD DECK	1,043		70.08	73,093
+	BAS	L	BAS AREA	1,800	1972	282.42	508,351
E	OPA	N	OPEN PORCH	228		91.32	20,821
F	EPA	N	ENCL PORCH	367		160.44	58,882
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,235,304

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$1,000,600