

Key: 3304

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.589


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GUILI ROBERT E & CHARLENE T 82 IVY RD WELLESLEY, MA 02482-4539				15G-21-22				15 MOUSEHOLE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GUILI ROBERT E & CHARLEN				09/28/2018	QS	1,660,000	31564-315					
LOMEDICO JOHN & ELIZABETH				02/14/2008	QS	1,022,500	22670-119					
ZIMAKAS PAUL T & JOANNE L				03/15/2002	QS	350,000	14934-202					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,170	CH	1.00	100	1,007,875	1.69	MDW	1.10	R06	2.50	829,120

LAND

TOTAL	21,170 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	25 MOUSEHOUSE			LAND	829,100	690,900
Inf1	100		LAND	1,056,600	971,700			
Inf2	100		DETACHED	2,000	2,000			
						OTHER	184,300	159,700
						TOTAL	2,072,000	1,824,300

DETACHED

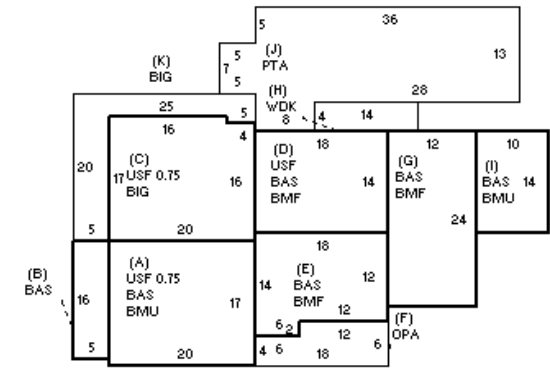
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/12/2014
PTD	A	1.00	10 0.90	16' ROUND	201	11.30	2,000		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/9/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MAIN HOUSE

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 %
22-452	05/24/2022	77	SOLAR PANELS	35,000			100 100
13-158	11/01/2018	98	SALES QUESTI				100 100
	03/26/2013	2	Additions	115,000	03/12/2014	MR	100 100
	03/17/2009	50	Meas & List			CE	100 100
08-236	05/16/2008	3	Renovations	42,000	03/17/2009		100 100



G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,078,123				
NET AREA	2,087	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	480		140.24	67,317	CONDITION ELEM CD					
\$NLA(RCN)	\$517	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	759	2006	329.01	249,719	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,188	2006	387.74	460,635	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BIG	N	BUILT-IN GARAGE	500		121.37	60,683	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00	+	BMF	N	BSMT FINISH-SEP	768		168.33	129,278	BATHS	V				
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	96		117.96	11,324	HEAT	A				
				HEATING/COOL	9	WARM/COOL AIR	1.03	H	WDK	N	WOOD DECK	56		90.51	5,069	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	I	BAS	L	BAS AREA	140	2013	387.74	54,284						
													J	PTA	N	PATIO/STOOP	535	27.75	14,844		
													GFP	O	GAS LOG/FP/E FP	1	9,644.10	9,644			
													EFF.YR/AGE		2020 / 2						
													COND		2 2 %						
													FUNC		0						
													ECON		0						
													DEPR		2 % GD		98				
													RCNLD				\$1,056,600				

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LEGAL

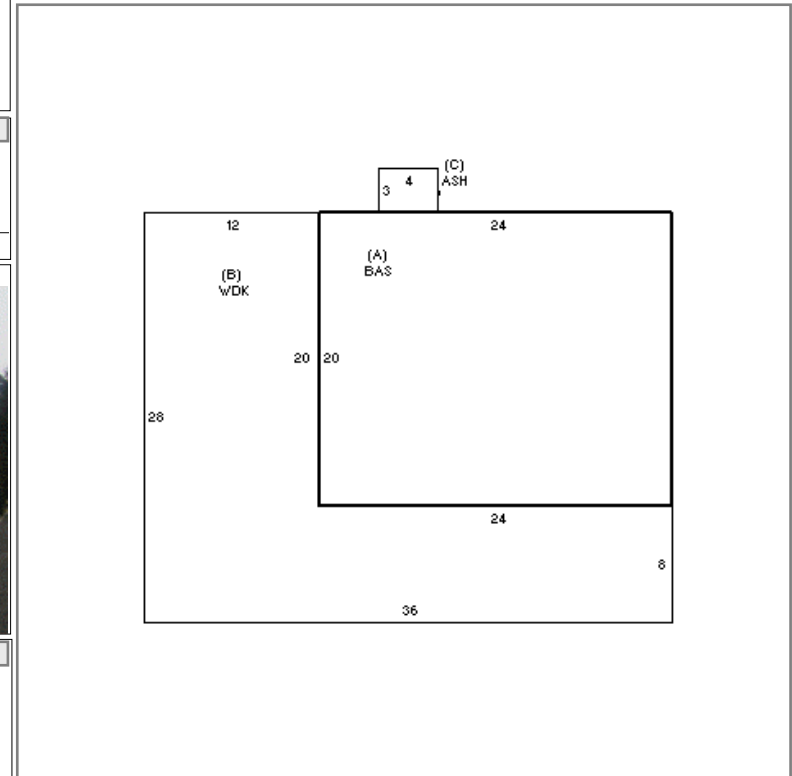
CURRENT OWNER		PARCEL ID	LOCATION			
GUGLI ROBERT E & CHARLENE T 82 IVY RD WELLESLEY, MA 02482-4539		15G-21-22	15 MOUSEHOLE LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	184,300	
Inf1					
Inf2					



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/09/2022
								

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2022	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	3/9/2022	EST	INTERIOR IS SUPERIOR TO EXTERIOR, BUILDING #5
STYLE	6	0.85	COTTAGE [100%]	REVIEW	3/28/2022	EMZ	
QUALITY	+	1.20	PLUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	214,344		
NET AREA	480	DETAIL ADJ	0.847	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	480	1950	358.87	172,258	CONDITION ELEM	CD		
\$NLA(RCN)	\$447	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	528		70.08	37,002	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	12		72.70	872	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	V		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05									ELECT	U		
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 2008 / 14			
CAPACITY		UNITS	ADJ															COND 14 14 %	
STORIES	1	1.00																FUNC 0	
ROOMS	3	1.00																ECON 0	
BEDROOMS	1	1.00																DEPR 14 % GD 86	
FULL BATHS	1	1.00																RCNLD	
1/2 BATHS	0	1.00																\$184,300	
FIXTURES	3	\$2,440																	
UNITS	1	1.00																	