

Key: 3438

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.731

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WADE REALTY TRUST WADE GREG B & WADE LINDA MANLY TRSTES 16 FOREST ST SUDBURY, MA 01776				15H-66-E1				84 EMERY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WADE REALTY TRUST				09/12/2017	A		1 (214018)				
WADE GREG AND LINDA MANLY				04/23/2010	99		1 (191215)				
WADE GREG B				04/20/2010	A		1 (191180)				

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	%
1986223	05/14/2008 12/31/1986	50 99	Meas & List n/a			RRC	100	100

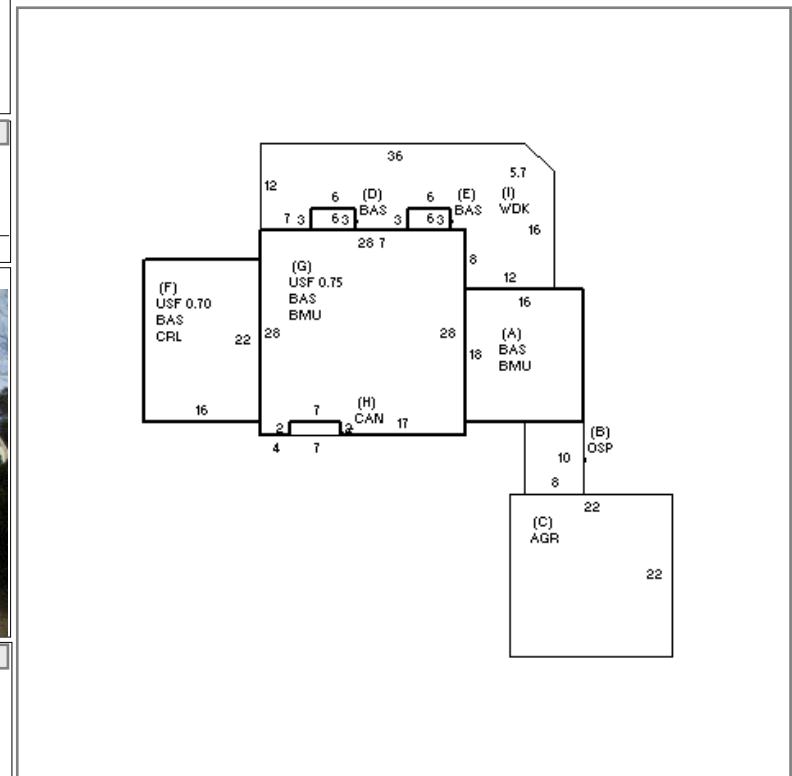
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,970	NC	1.00	100	1.00	100	1.00	R09	2.00		627,430

TOTAL	26,970 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	View	LAND	627,400	522,800		
Inf1	100		BUILDING	629,700	573,000			
Inf2	100		OTHER	0	0			
TOTAL					1,257,100	1,095,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2018	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	10/26/2018	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	828,539		
NET AREA	2,270	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,058		81.01	85,714	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OSP	N	OPEN SCR PORCH	80		94.56	7,565	EXTERIOR			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	484	94.27	45,629	INTERIOR			
STORIES	1.75	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	1,446	1987	290.38	419,894	KITCHEN				
ROOMS	0	1.00	FLOOR COVER	16	HARDWD/OTHER	1.00	F	CRL	N	CRAWL SPACE	352		24.10	8,482	BATHS				
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	824	1987	246.40	203,033	HEAT				
FULL BATHS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00	H	CAN	N	CANOPY	14		52.29	732	ELECT				
1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00	I	WDK	N	WOOD DECK	532		70.08	37,283					
FIXTURES	8	\$7,757						F21	O	FPL 2S 1OP	1		12,451.20	12,451					
UNITS	1	1.00																	
																EFF.YR/AGE	1992 / 30		
																COND	24 24 %		
																FUNC	0		
																ECON	0		
																DEPR	24	% GD	76
																RCNLD	\$629,700		