

Key: 3711

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.043

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CULLINANE JOHN J JR & SANDRINE A 207 GROVE ST WELLESLEY, MA 02482				16C-18-69A				107 SCHOOL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULLINANE JOHN J JR & SAN				02/27/2015	QS	2,150,000	28709-294				
107 SCHOOL STREET LLC				05/10/2012	O	900,000	26322-292				
P&D REALTY TRUST				06/15/2011	H	900,000	25509-96				

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	%
15-069	02/13/2015	3	Renovations	75,000	01/21/2022	NF	100	100
12-125	07/15/2013	51	Meas			SF	100	100
12-126	03/08/2012	5	Demolitions	7,000	07/15/2013	SF	100	100
	03/08/2012	1	New Construc	600,000	04/04/2014	MR	100	100
	05/15/2008	50	Meas & List			RRC	100	100

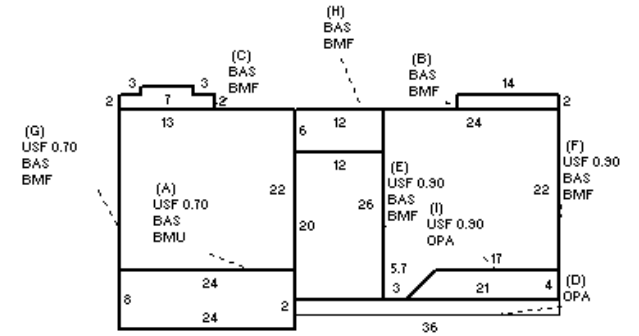
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,356	CH	1.00	100	1,759,200	2.35	100	1.00	PV1	4.80	1,363,350

TOTAL	14,356 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	1,363,400	1,136,100	
Inf1	100		BUILDING	2,262,900	1,889,400			
Inf2	100		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	3,627,400	3,026,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	12' ROUND	2013	113	11.30
							1.100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/21/2022	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	2/9/2022	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SCHOOL ST B/ALLENSON

G

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,514,312		
NET AREA	2,923	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	192		212.63	40,824	CONDITION ELEM	CD		
\$NLA(RCN)	\$860	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,641	2012	733.98	1,204,464	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,282	2012	622.81	798,438	INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01	+	BMF	N	BSMT FINISH-SEP	1,449		255.21	369,798	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	148		178.84	26,468	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		6,508.35	13,017	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03		GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471				
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$2,262,900