Key: 4101

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,505

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARD DANIEL M & CATHERINE O **14 UPLAND RD** **WELLESLEY, MA 02482**	**17C-19-33**	**170 MAIN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARD DANIEL M & CATHERINE	09/04/2020	QS	2,690,000	33232-196
ODIAGA MONTERO LLC	04/24/2012	A	1	26274-28
ODIAGA MONTERO LLC	04/24/2012	A	1	26274-3

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	%
22-974	12/29/2022	3	Renovations	1,600,000	02/22/2023	NF	0	10
22-71	08/25/2022	75	SPECIAL PERM				100	100
18-061	01/22/2018	10	Reroof	10,000	03/04/2019	TCK	100	100
	02/05/2005	50	Meas & List			RRC	100	100
000000332	05/21/2004	3	Renovations	12,000			100	100

LAND

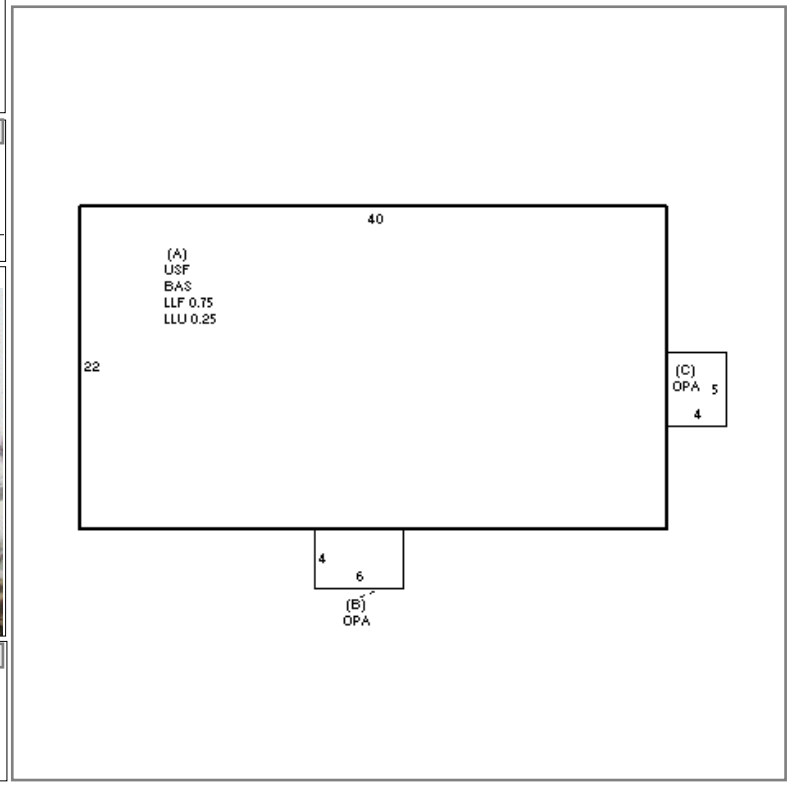
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742	CH 1.00	100 1.00	100 1.00	2,932,000	1.66	100 1.00	W12 8.00			2,422,440

TOTAL	21,742 SF	ZONING	R20	FRNT	0

Nbhd	CHATHAM
Infl1	100
Infl2	100

NOTE: Ocn Wv obstructed view

ASSESSED	CURRENT	PREVIOUS
LAND	2,422,400	2,018,600
BUILDING	506,800	456,700
DETACHED	8,800	8,400
OTHER	0	0
TOTAL	**2,938,000**	**2,483,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	12X20	1981	240	52.38	8,800

PHOTO 02/22/2023

BLDG COMMENTS

"THE HAMMOND HOUSE"

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	OLD STYLE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/26/2022	NF
LIST	1/26/2022	EST
REVIEW	3/16/2023	EMZ

YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	1,760	DETAIL ADJ	1.010
$NLA(RCN)	$379	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	14	$13,574
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	2	WOOD SHIN	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	220		160.00	35,200
A	LLF	N	LOWER LEVEL FIN	660		208.98	137,924
A	BAS	L	BAS AREA	880	1850	283.96	249,888
A	USF	L	UP-STRY FIN	880	1850	240.95	212,039
+	OPA	N	OPEN PORCH	44		91.31	4,018
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	666,866

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$506,800