

Key: 5009

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.448

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| ROWELL EDWARD S JR 9A STATE ST WELLESLEY, MA 02482 | | | | 4C-38-SM17 | | | | 48 PORT VIEW RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROWELL EDWARD S JR | | | | 03/15/1996 | J | 1 | 10102-69 | | | | |
| ROWELL, EDWARD | | | | 10/02/1981 | QS | 63,500 | 3371-319 | | | | |

| 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 | % |
| 1996146 | 03/09/2009 05/29/1996 | 50 99 | Meas & List n/a | | | RRC | 100 | 100 |

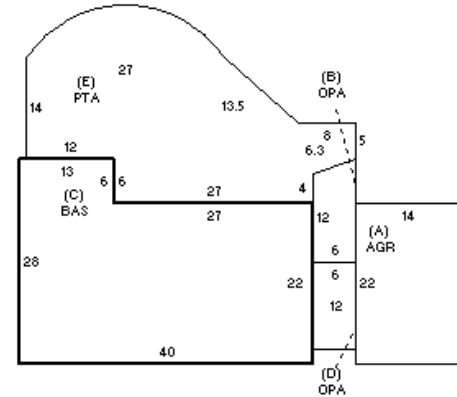
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 10,900 | SC | 1.00 | 1.00 | 733,000 | 2.98 | 1.00 | R08 | 2.00 | | 545,690 |

| TOTAL | 10,900 SF | ZONING | R20 | FRNT | 90 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | LAND | 545,700 | 454,700 | | | |
| Inf1 | 100 | | BUILDING | 188,500 | 171,600 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 734,200 | 626,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/22/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/22/2022 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/3/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|--------------|----|---------------|------|
| NET AREA | 958 | DETAIL ADJ | 0.831 | FOUNDATION | 2 | SLAB | 0.95 |
| \$NLA(RCN) | \$308 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 21 | DRYWLI/PLASTR | 1.00 |
| FULL BATHS | 1 | 1.00 | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 |
| 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 |
| FIXTURES | 3 | \$1,994 | | | | | |
| UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | AGR | N | ATTACHED GARAGE | 308 | | 83.69 | 25,778 |
| + | OPA | N | OPEN PORCH | 150 | | 76.10 | 11,415 |
| C | BAS | L | BAS AREA | 958 | 1955 | 242.06 | 231,896 |
| E | PTA | N | PATIO/STOOP | 814 | | 17.90 | 14,571 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |

| TOTAL RCN | 294,608 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1968 / 54 |
| COND | 36 36 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$188,500 |