Key: 5018

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.458

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAMMEL IAN & CHRISTINE **50 EARLE RD** **WELLESLEY, MA 02481**	**4C-43-16**	**4 PORT VIEW RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAMMEL IAN & CHRISTINE	10/07/2022	QS	2,495,000	35414-76
PIPER REALTY TRUST	12/22/1997	A	1	11129-209

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

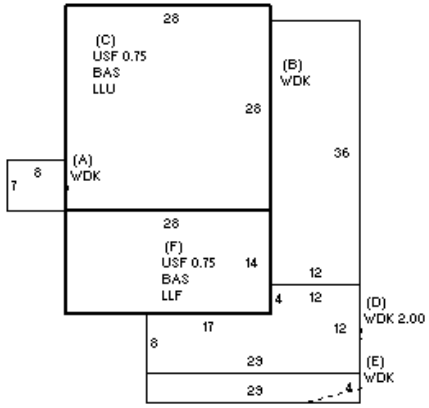
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		8	Cyc. Reinsp.		02/22/2022	TCK	100	100
11-543	12/28/2011	99	n/a	4,800	04/27/2012	MR	100	100
	01/12/2011	50	Meas & List			CE	100	100
10-168	05/17/2010	2	Additions	110,000	04/27/2012	MR	100	100
	02/01/2008	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,306	SC 1.00	100 1.00	100 1.00	1,759,200	2.88	100 1.00	CF2 4.80			1,316,560

TOTAL	11,306 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,316,600	1,097,100
BUILDING	617,100	568,200
DETACHED	6,900	6,600
OTHER	0	0
TOTAL	**1,940,600**	**1,671,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12	2006	96	14.26	1,100
STR	G 1.20	10 0.90	45X4	2011	180	36.00	5,800

PHOTO 02/22/2022

BLDG COMMENTS

LLF=GAME ROOM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/22/2022	TCK
LIST	2/22/2022	EST
REVIEW	3/3/2022	EMZ

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,058	DETAIL ADJ	1.050
$NLA(RCN)	$349	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	$8,400
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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	23	SOFTWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	1,164		58.40	67,978
C	LLU	N	LOWER LEVEL UN	784		135.03	105,864
+	BAS	L	BAS AREA	1,176	1977	239.65	281,832
+	USF	L	UP-STRY FIN	882	2010	203.35	179,358
F	LLF	N	LOWER LEVEL FIN	392		176.37	69,136
	FPO	O	FPL XTRA OPEN	1		1,477.00	1,477
	MST	O	MASONRY STACK	1		2,068.00	2,068
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	717,590

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

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$617,100