

Key: 551

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 634

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
WATTS REALTY TRUST WATTS DAVID B & BEVERLY J TRSTES 7 MIDDLESEX ST WELLSLEY, MA 02482		11B-5-W2		50 STETSON COVE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WATTS REALTY TRUST		02/24/1994	A	1	9063-192

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-139	02/25/2020	3	Renovations	5,000	03/23/2021	NF	100 100
19-708	10/18/2019	12	INSULATION	1,500	02/11/2020	TCK	100 100
14-579	10/02/2014	9	Foundation	30,000	04/12/2017	NF	100 100
P2005138	01/20/2006	50	Meas & List			RRC	100 100
	03/25/2005	10	Reroof				100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	CH	1.00	90	0.90	100	1.00	3,446,933	1.00	MDW	1.10	PF2	9.50		3,165,230
300	A	2.881	CH	1.00	90	0.90	100	1.00	164,160	1.00	100	1.00	PF2	9.50		472,940

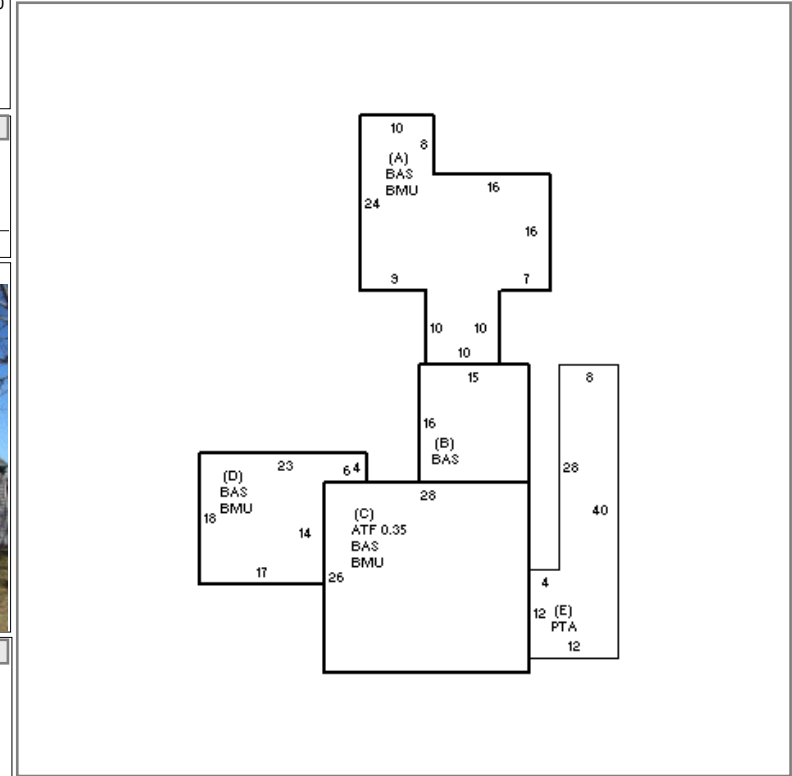
TOTAL	3.799 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE INF1=ROAD EASEMENT, WETLANDS	LAND	3,638,200	3,191,200			
Inf1	90		BUILDING	539,400	475,000			
Inf2	100		DETACHED	22,600	21,600			
			OTHER	301,900	272,700			
			TOTAL	4,502,100	3,960,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 Bp98-414 2ba	1998	576	42.32	21,900
SHF	A	1.00	50 0.50 10X10		100	14.06	700



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2018	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	5/19/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,149	DETAIL ADJ	1.313	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,654		65.77	108,787
\$NLA(RCN)	\$369	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	596	1997	317.23	189,070
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,298	1750	317.23	411,766
				ROOF COVER	2	WOOD SHIN	1.01	C	ATF	L	FINISHED ATTIC	255	1750	190.82	48,658
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO/STOOP	368		17.90	6,587
				INT. FINISH	13	PLASTR/WD PNL	1.00		F11	O	FPL 1S 10P	1		7,477.00	7,477
				HEATING/COOL	2	HOT WATER	1.00		F22	O	FPL 2S 20P	1		14,530.00	14,530
				FUEL SOURCE	2	GAS	1.00								



CONDITION ELEM	CD	TOTAL RCN	793,177
EXTERIOR	A		
INTERIOR	A		
KITCHEN	A		
BATHS	A		
HEAT	A		
ELECT	A		

EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$539,400

Key: 551

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 635

LEGAL

LAND

DETACHED

BUILDING

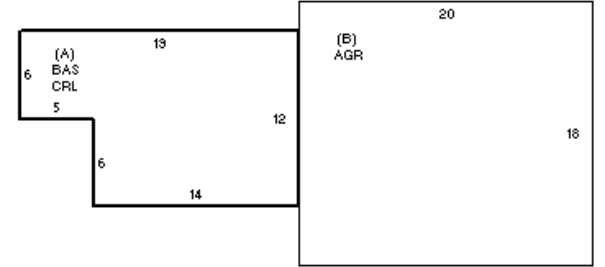
CURRENT OWNER				PARCEL ID				LOCATION			
WATTS REALTY TRUST				11B-5-W2				50 STETSON COVE LN			
WATTS DAVID B & BEVERLY J TRSTES				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
7 MIDDLESEX ST											
WELLSLEY, MA 02482											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	62,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2018	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	6	0.85	COTTAGE [100%]	REVIEW	3/6/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	96.997		
NET AREA	198	DETAIL ADJ	0.850	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	198		26.91	5,328	CONDITION ELEM	CD		
\$NLA(RCN)	\$490	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	198	1935	300.12	59,423	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	360		81.69	29,409	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT. FINISH	5	OTHER	1.00									HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$62,100

Key: 551

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 636

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WATTS REALTY TRUST				11B-5-W2				50 STETSON COVE LN			
WATTS DAVID B & BEVERLY J TRSTES				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
7 MIDDLESEX ST											
WELLSLEY, MA 02482											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

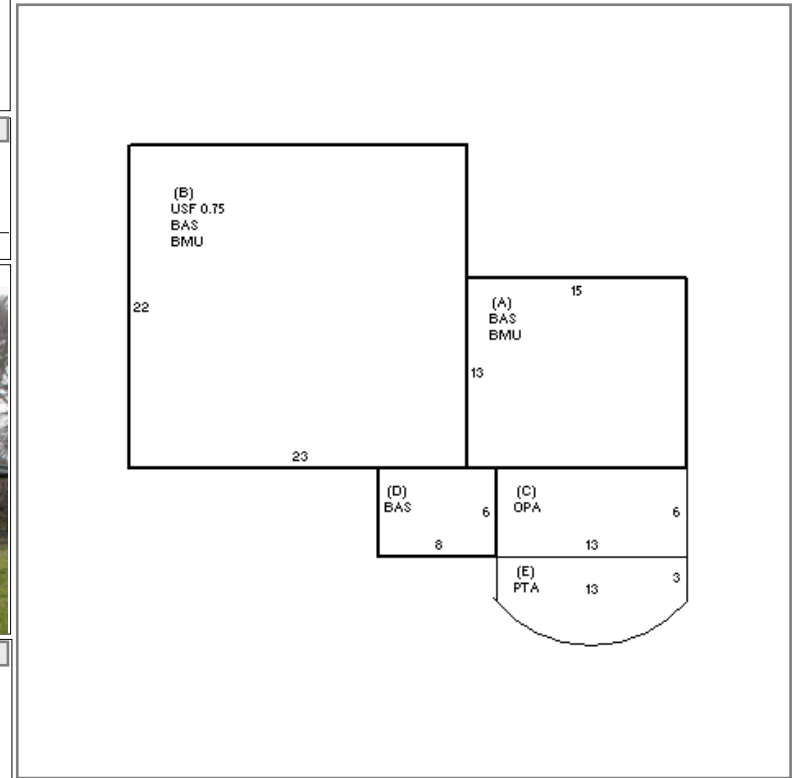
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	239,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2018	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/6/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,720		
NET AREA	1,129	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	701		79.48	55,718	CONDITION ELEM	CD		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	USF	L	UP-STRY FIN	380	1955	235.61	89,533	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	78		76.10	5,936	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	749	1955	277.67	207,976	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO/STOOP	66		17.89	1,181	BATHS	A		
				INT. FINISH	5	OTHER	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	HEAT	A		
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$239,800