

Key: 5700

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.162

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LO JAMES A & BETTY Y 10 RIVERDALE RD WELLESLEY, MA 02481				6B-23-G68				50 PATTERSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LO JAMES A & BETTY Y				10/27/2017	QS	599,000	30859-107					
50 PATTERSON RD REALTY TR				05/15/2001	A	1	13829-282					
POATE				03/16/1984	QS	115,000	4039-289					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,750	SC	1.00	1.00	916,250	4.49	1.00	R10	2.50		638,020

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	%
	05/11/2018	98	SALES QUESTI				100	100
	03/13/2009	50	Meas & List			RRC	100	100
	04/06/2003	50	Meas & List			JB	100	100
P2002302	11/07/2002	99	n/a				100	100

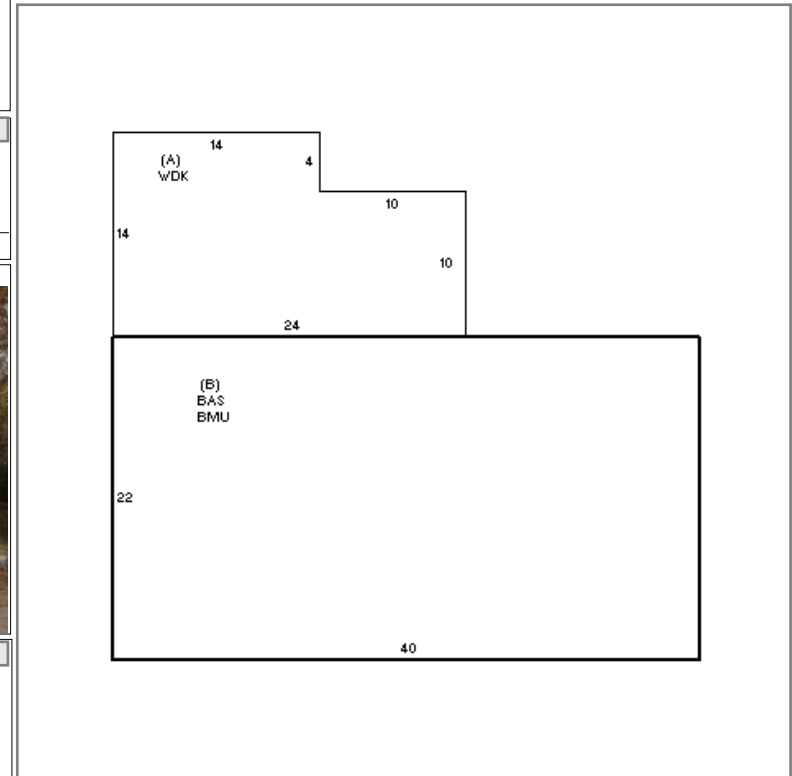
TOTAL	6,750 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Private Assoc Path to Beach				LAND	638,000	531,700
Inf1	100		BUILDING	203,300	185,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL							841,300	716,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/17/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/22/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,733	
NET AREA	880	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	296		58.40	17,286	CONDITION ELEM	CD	
\$NLA(RCN)	\$361	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	880		74.68	65,719	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	880	1950	254.24	223,734	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O	O	FPL 1S 1OP	1		7,477.00	7,477	KITCHEN	A	
				FLOOR COVER	4	ASPH TILE	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOL	5	ELECTRIC BB	1.00									ELECT	A	
				FUEL SOURCE	3	ELECTRIC	1.00											



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	5	1.00		
BEDROOMS	3	1.00		
FULL BATHS	1	1.00		
1/2 BATHS	0	1.00		
FIXTURES	3	\$2,040		
UNITS	1	1.00		

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$203,300