

Key: 592

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 680

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAPELLO JEFFREY DAVID & TANYA ANNE 15 SUMNER RD WELLESLEY, MA 02481				11D-38-F8				112 WOOD CARVER KNOLL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPELLO JEFFREY DAVID & T				04/21/2009	QS	1,660,000	23626-340				
EUGENE SPAFFORD BYRD TRUS				04/03/1992	QS	525,000	7953-68				
BYRD ROBERT W H				01/01/1986	QS	243,500	4908-348				

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	%
21-969	10/21/2021	6	Pools etc	72,500	04/12/2023	NF	100	100
21-196	03/09/2020	11	Window Rplc	156,000	04/28/2021	NF	100	100
14-114	03/05/2014	3	Renovations	11,042	04/16/2015	MW	100	100
	02/03/2010	51	Meas			CE	100	100
09-152	04/23/2009	10	Reroof	19,000	02/03/2010		100	100

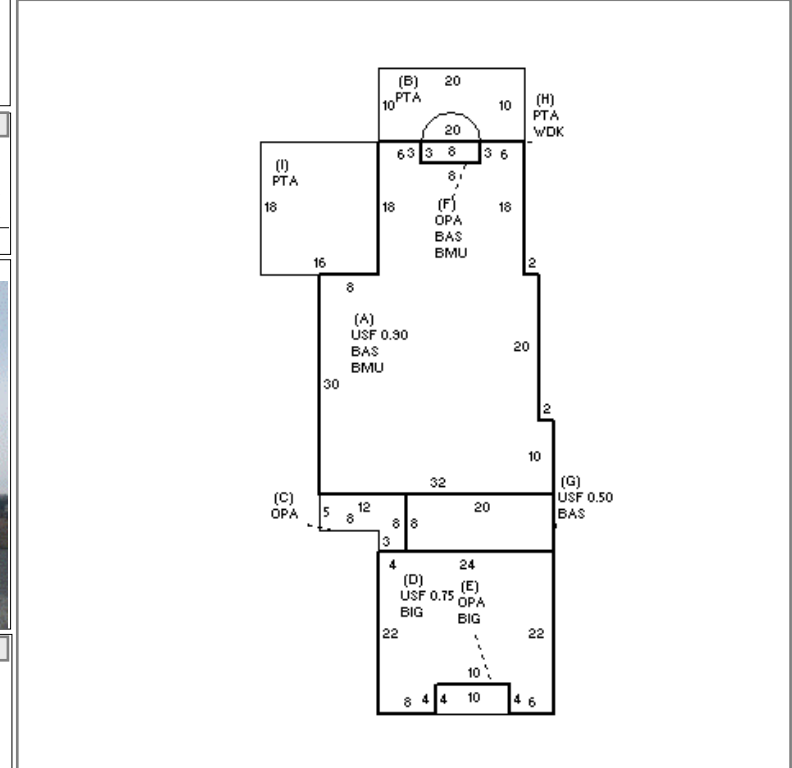
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,682	WC	1.00	100	1,007,875	1.10	100	1.00	VW4	2.75	905,930

TOTAL	35,682 SF	ZONING	R20	FRNT	0	ASSESSED	905,900	CURRENT	1,927,900	PREVIOUS	754,900
Nbhd	WEST CHATHAM	NOTE	Marsh Fmt Good Water Vw	LAND		BUILDING	1,927,900	DETACHED	11,200	OTHER	0
Inf1	100	TOTAL		OTHER	0	TOTAL	2,845,000	PREVIOUS	2,397,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 12X16	2021	192	64.90	11,200



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	LIST
QUALITY	V	2.35	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	4/21/2023 EMZ



YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	3,016	DETAIL ADJ	1.060
\$NLA(RCN)	\$666	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	13	\$25,906
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	16	HARDWD/OTHER	1.00
INT. FINISH	23	DRYWLI/WD PNL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,280		161.60	206,845
+	USF	L	UP-STRY FIN	1,576	1991	486.70	767,033
+	PTA	N	PATIO/STOOP	488		42.06	20,527
+	OPA	N	OPEN PORCH	136		178.84	24,323
+	BIG	N	BUILT-IN GARAGE	528		182.98	96,616
+	BAS	L	BAS AREA	1,440	1991	573.57	825,948
H	WDK	N	WOOD DECK	25		137.24	3,431
	F22	O	FPL 2S 2OP	1		34,145.50	34,146
	ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	2,008,245
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$1,927,900
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