Key: 602

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 690

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CASSA MICHAEL A & CHRISTINE L 188 WASHINGTON ST WELLESLEY HILLS, MA 02481	11D-8-C17A	91 POND VIEW AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CASSA MICHAEL A & CHRISTI	03/11/2021	QS	849,000	33878-257
MAILLET ALAN J & JULIANE	03/04/2011	QS	375,000	25296-173
SUMMERS SEAN	07/12/2010	S	289,100	24677-37

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	%
21-137	02/17/2021	12	INSULATION	3,300	04/28/2021	NF	100	100
21-421	07/14/2020	14	DECK	35,000	04/28/2021	NF	100	100
21-331	05/28/2020	3	Renovations	35,000	03/12/2021	APK	100	100
	02/02/2011	50	Meas & List			RRC	100	100
10-288	08/12/2010	10	Reroof	4,500	02/02/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,870	WC 1.00	100 1.00	100 1.00	513,100	2.98	100 1.00	R04 1.40			381,840

TOTAL	10,849 SF	ZONING	R20	FRNT	100

Nbhd	WEST CHATHAM
Infl1	100
Infl2	100

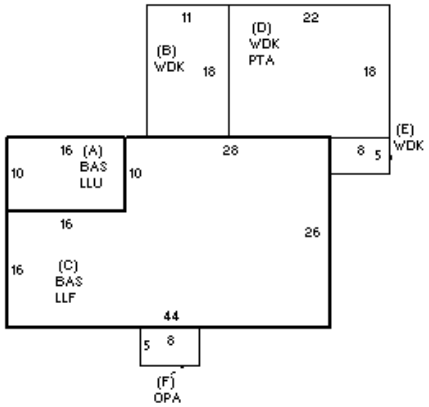
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	381,800	318,200
BUILDING	453,300	412,500
DETACHED	0	0
OTHER	0	0
TOTAL	**835,100**	**730,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/28/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	0.90	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	6/1/2021	EMZ

BLDG COMMENTS

LLF=2BDRMS,FMRM,1OFFICE,1 LAUNDRY, 1FBATH

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	0.900
$NLA(RCN)	$422	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,320
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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	160		121.37	19,419
+	BAS	L	BAS AREA	1,144	1973	215.40	246,422
+	WDK	N	WOOD DECK	634		58.40	37,026
C	LLF	N	LOWER LEVEL FIN	984		158.52	155,985
D	PTA	N	PATIO/STOOP	396		17.90	7,088
F	OPA	N	OPEN PORCH	40		76.10	3,044
	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	482,258

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2016 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$453,300