

Key: 6669

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.143

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FISCHER HELMUT & EILEEN 58 COTTAGE ST WELLESLEY, MA 02482										8B-34-T12				49 TAPPAN DR			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
FISCHER HELMUT & EILEEN										10/30/2009	QS	925,000	24133-338				
SHAKIN JAMES H & REGINA A										09/15/2000	D	675,000	13243-118				
LESHINSKI ROBERT										07/15/1999	O	290,000	12410-30				

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	%
18-632	08/14/2018	3	Renovations	61,200	02/25/2019	TCK	100	100
	01/28/2005	50	Meas & List			RRC	100	100
04-036	01/27/2004	99	n/a	3,000			100	100
P2004036	01/23/2004	99	n/a	3,000			100	100
00-212	05/01/2000	14	DECK	500			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,100	WC	1.00	1.00	1,099,500	2.72	1.00	R09	3.00		830,950

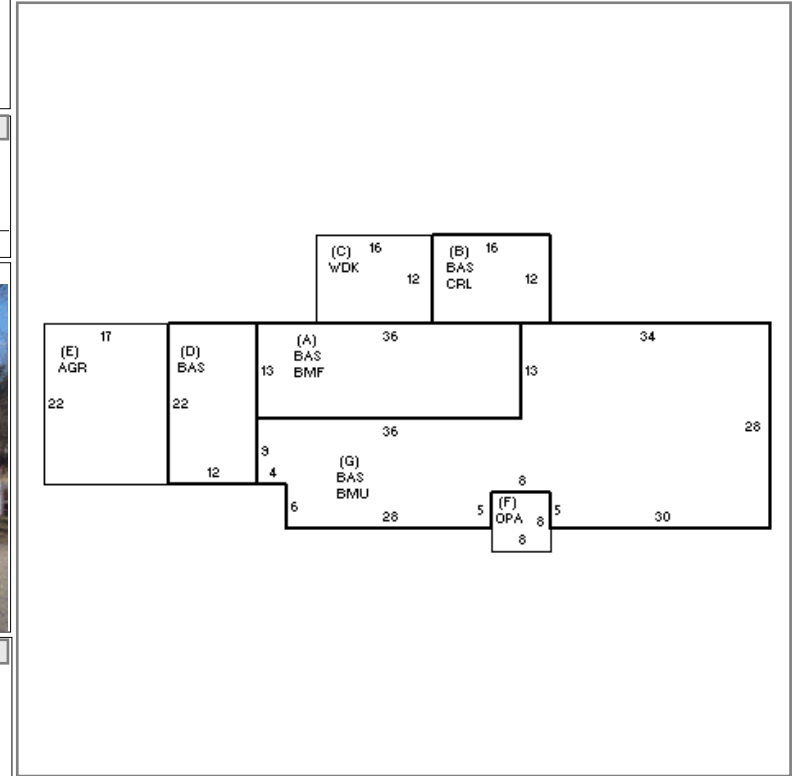
TOTAL	12,100 SF	ZONING	R20	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	831,000	692,400	
Inf1	100		BUILDING	931,000	816,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,762,000	1,508,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/25/2019
									

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	9/15/2020	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,352	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$466	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				FLOOR COVER	16	HARDWD/OTHER	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOL	9	WARM/COOL AIR	1.03
				FUEL SOURCE	1	OIL	1.00

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,095,298
NET AREA	2,352	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	468		168.33	78,779		
\$NLA(RCN)	\$466	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,896	1974	323.23	612,851		
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	CRAWL SPACE	192		30.42	5,840		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	192	1999	323.23	62,061		
				FLOOR COVER	16	HARDWD/OTHER	1.00	C	WDK	N	WOOD DECK	192		90.52	17,380		
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	264	1982	323.23	85,334		
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	AGR	N	ATTACHED GARAGE	374		125.95	47,105		
				FUEL SOURCE	1	OIL	1.00	F	OPA	N	OPEN PORCH	64		117.95	7,549		
								G	BMU	N	BSMT UNFINISHED	1,428		102.27	146,043		
									F12	O	FPL 1S 2OP	1		16,082.80	16,083		



CONDITION ELEM	CD	EFF.YR/AGE	2007 / 15
EXTERIOR	A		
INTERIOR	G		
KITCHEN	G		
BATHS	G		
HEAT	U		
ELECT	U		
COND	15	15%	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			\$931,000