

Key: 6674

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.149

LEGAL

LAND

DETACHED

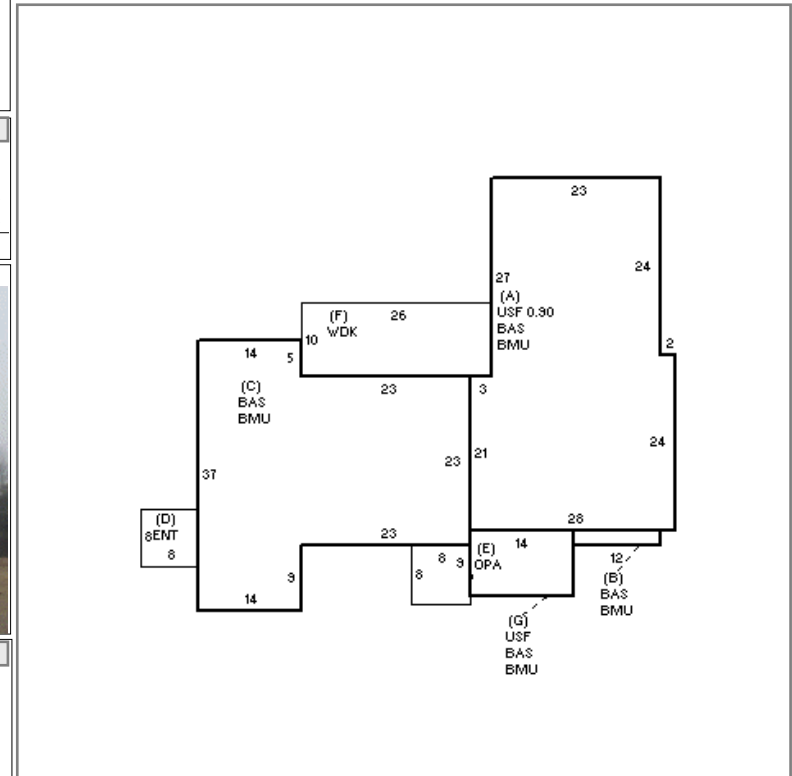
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RUDDY MARCELLA KUHLMAN 28 TWITCHELL ST WELLESLEY, MA 02482				8B-39-T5				18 TAPPAN DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RUDDY MARCELLA KUHLMAN				08/17/2021	O	740,000	34388-216					
CHRISTIANSEN HENRIK & KAR				03/27/2020	T	575,000	32789-116					
GILLEN ANN				07/03/1969	QS	1	1442-191					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,450	WC	1.00	1.00	1,099,500	1.99	100	1.00	R09	3.00	877,570

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	%
23-104	08/07/2023	13	SH.MTL/FHAIR	35,000				0 0
23-561	07/19/2023	14	DECK	22,000				0 0
22-980	02/27/2023	6	Pools etc	89,000	04/06/2023	NF		0 20
23-104	02/06/2023	13	SH.MTL/FHAIR	35,000	04/06/2023	NF		0 70
22-707	09/14/2022	1	New Construc	875,000	04/06/2023	NF	60	70

TOTAL	17,450 SF	ZONING	R20	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	877,600	731,300	
Inf1	100		BUILDING	934,700	49,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	1,812,300	780,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	A	1.00	NV 0.00 UC 30X15	2022	450	42.76		04/06/2023



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	NF
MODEL	1		RESIDENTIAL	LIST	6/6/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/20/2023	EMZ
QUALITY	G	1.55	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	INTERIOR ESTIMATED PER PLANS 6/6/2023		

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,557,829		
NET AREA	3,632	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,412		97.09	234,186	CONDITION ELEM	CD		
\$NLA(RCN)	\$429	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,412	2022	359.96	868,219	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,220	2022	305.44	372,632	INTERIOR	A	
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	D	ENT	N	ENCL ENTRY	64				207.24	13,263	KITCHEN	A	
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	64				117.95	7,549	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	260				90.52	23,535	HEAT	A	
FULL BATHS	4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		GFP	O	GAS LOG/FP/E FP	2				9,643.35	19,287	ELECT	A	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00													
FIXTURES	15	\$19,158																	
UNITS	1	1.00																	
																EFF.YR/AGE	2022 / 0		
																COND	0 0 %		
																FUNC	40 UC		
																ECON	0		
																DEPR	40	% GD	60
																RCNLD	\$934,700		