

Key: 6775

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.252

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSTON PAUL P & JEHANE C 229 LOWELL ROAD WELLESLEY, MA 02481				8D-11-R7				17 GERANIUM DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
JOHNSTON PAUL P & JEHANE				09/06/2013	QS	1,195,000		27672-280			
VAIL ROBERT P & REBECCA J				09/26/2002	QS	720,000		15651-293			
MCHALE THOMAS				03/29/2002	A	14985-331					

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	%
03-157	04/14/2003	14	DECK	8,000			100	100
03-155	04/14/2003	10	Reroof	2,000			100	100
P2003155	03/27/2003	99	n/a				100	100
P2003157	03/17/2003	14	DECK	10,675			100	100
	03/14/2003	50	Meas & List			JB	100	100

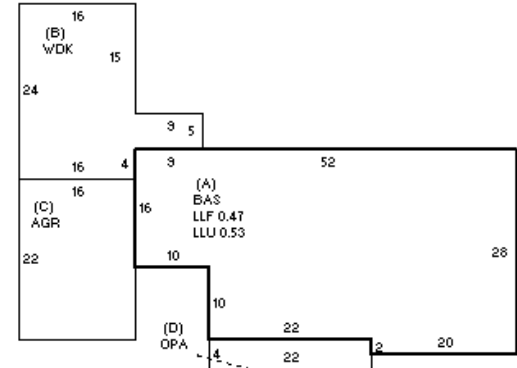
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1,374,375	1.00	100	1.00	UWV	3.75	1,262,050
300	A	0.085	SC	1.00	100	72,000	1.00	100	1.00	UWV	3.75	6,120

TOTAL	1.003 Acres		ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM		N O T E	Dist. View Nantucket Snd. GOOD VIEW			LAND	1,268,200	1,056,800
Inf1	100			BUILDING	483,100	445,300			
Inf2	100			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	1,751,300	1,502,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/14/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/25/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	635,615
NET AREA	1,292	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	685		141.76	97,106		
\$NLA(RCN)	\$492	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	607		185.16	112,391		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	1,292	1974	251.60	325,064		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	429		70.08	30,065		
				FLOOR COVER	13	HARDWD/CARPET	1.00	C	AGR	N	ATTACHED GARAGE	352		98.35	34,618		
				INT. FINISH	25	DRYWLI/OTHER	1.00	D	OPA	N	OPEN PORCH	88		91.32	8,036		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F11	O	FPL 1S 1OP	1		8,972.40	8,972			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,451.20	12,451			
								ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76

RCNLD	\$483,100
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