

Key: 7245

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.730

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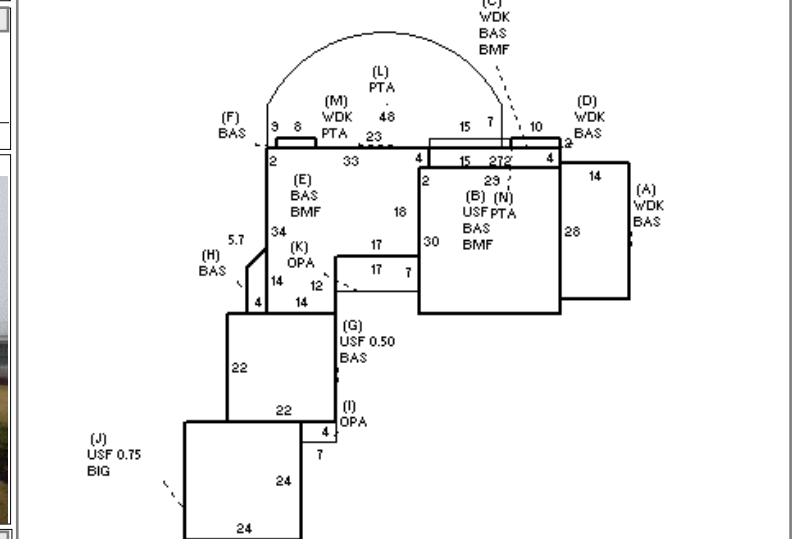
CURRENT OWNER				PARCEL ID				LOCATION				
WELLS TERRY B & JANET L 20 TWIN POND LN SUDBURY, MA 01776-1132				9A-5A-D15				87 PLUM DAFFY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WELLS TERRY B & JANET L				12/12/2016	O	2,875,000	(D1310520)					
MILLIS CAROLE A				01/22/1999	A	1	10732-132					
MCIVOR DONALD K & CAROLE				05/02/1997	D	745,000	10732-132					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WC	1.00	100	2,748,750	1.00	100	1.00	CF4	7.50	2,524,100
300	A	0.082	WC	1.00	100	144,000	1.00	100	1.00	CF4	7.50	11,810

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 %
19-332	05/15/2019	3	Renovations	82,000	02/25/2020	TCK	100 100
17-904	12/21/2017	3	Renovations		07/28/2018	WFF	100 100
17-624	09/19/2017	2	Additions	500,000	02/01/2019	TCK	100 100
	07/10/2017	98	SALES QUESTI				0 0
17-433	07/06/2017	2	Additions	200,000	02/01/2019	TCK	100 100

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TOTAL	43,560 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	Ocn Wv/pd			LAND	2,535,900	2,113,200
Inf1	100		BUILDING	1,975,100	1,797,800			
Inf2	100		OTHER	5,300	5,000			
						TOTAL	4,516,300	3,916,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	A	1.00	20 0.80		1	6,564.90	5,300	02/25/2020



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BUILDING	CD	ADJ	DESC	MEASURE	7/23/2018	WFF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/9/2018	NF	BMF=EXERCISE RM, MEDIA RM, BATH (PER PLANS) PULL DOWN STAIRS TO ATTIC
STYLE	4	1.00	CAPE [100%]	REVIEW	3/11/2020	MR	
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,975,103				
NET AREA	4,340	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	2,312	1979	356.95	825,263	CONDITION ELEM	CD				
\$NLA(RCN)	\$455	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	550		90.52	49,786	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH-SEP	1,836		168.33	309,055	INTERIOR	V				
				ROOF COVER	2	WOOD SHIN	1.01	+	USF	L	UP-STRY FIN	1,302	1979	302.88	394,353	KITCHEN	V				
				FLOOR COVER	16	HARDWD/OTHER	1.00	G	BAS	L	BAS AREA	484	2017	356.95	172,763	BATHS	V				
				INT. FINISH	2	DRYWALL	1.00	G	USF	L	UP-STRY FIN	242	2017	302.88	73,298	HEAT	U				
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	147		117.96	17,340	ELECT	U				
				FUEL SOURCE	1	OIL	1.00	J	BIG	N	BUILT-IN GARAGE	576		119.61	68,896						
													+	PTA	N	PATIO/STOOP	936	27.74	25,969		
													F11	O	FPL 1S IOP	1	11,589.40	11,589			
													ODS	O	OUT DOOR SHWR-A	1	2,289.40	2,289			
													EFF.YR/AGE		2022 / 0						
													COND	0 0 %							
													FUNC	0							
													ECON	0							
													DEPR	0	% GD	100					
													RCNLD			\$1,975,100					