Key: 3476

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,771

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCMAHON MICHAEL C & MAUREEN 11 E EVERGREEN RD NATICK, MA 01760-1760	15I-20-E1	426 STONY HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCMAHON MICHAEL C & MAURE	08/23/2013	O	504,512	27642-253
MADOFF MORTON & MARJORIE	11/24/1989	A	1	6965-218
MADOFF	11/01/1982	QS	75,900	3593-83

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	%
22-1040	01/05/2023	3	Renovations	85,000	03/02/2023	NF	0	40
18-814	10/11/2018	3	Renovations	17,000	02/27/2019	TCK	100	100
18-033	01/12/2018	3	Renovations	41,000	02/13/2020	TCK	100	100
17-029	01/20/2017	3	Renovations		07/17/2018	NF	100	100
	08/26/2014	7	No permit		06/07/2016	WFF	100	100

LAND

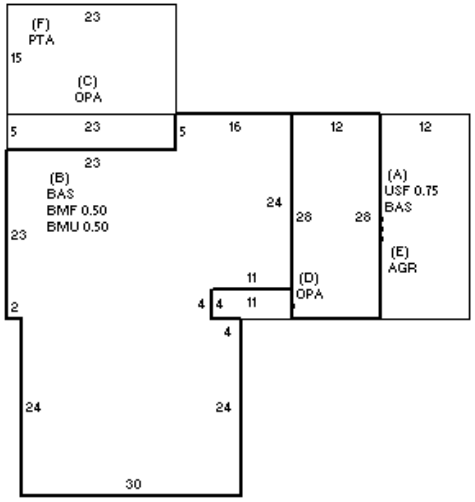
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,300	NC 1.00	100 1.00	100 1.00	733,000	1.37	100 1.00	R10 2.00			628,720

TOTAL	27,300 SF	ZONING	R40	FRNT	0

Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	628,700	654,900
BUILDING	696,100	626,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,324,800**	**1,281,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/2/2023	NF
LIST	3/2/2023	EST
REVIEW	3/17/2023	EMZ

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,241	DETAIL ADJ	0.875
$NLA(RCN)	$361	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,040
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	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	336	1993	252.10	84,706
A	USF	L	UP-STRY FIN	252	1993	213.91	53,906
B	BMU	N	BSMT UNFINISHED	827		91.04	75,288
B	BMF	N	BSMT FINISH-SEP	827		130.32	107,774
B	BAS	L	BAS AREA	1,653	1968	252.10	416,720
+	OPA	N	OPEN PORCH	159		91.32	14,520
E	AGR	N	ATTACHED GARAGE	336		99.08	33,289
F	PTA	N	PATIO/STOOP	345		21.48	7,411
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	809,400

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

EFF.YR/AGE	2013 / 9	
COND	9	9 %
FUNC	5	UC
ECON	0	
DEPR	14	% GD 86
RCNLD		$696,100