

Key: 3651

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.970

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY EDWARD D & CHRISTEL & MCCARTHY PHILLIP 50 WALTHAM ST #311 LEXINGTON, MA 02421-5421				16B-45-33				17 HAMMOND LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY EDWARD D & CHRIS				05/03/2013	R	1	27350-30				
MCCARTHY EDWARD D & CHRIS				02/21/2013	QS	1,050,000	27149-330				
DONOGHUE JOHN				09/19/2008	QS	1,100,000	23167-180				

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 %
14-638	10/23/2014	10	Reroof	10,000	04/30/2015	MW	100 100
07-626	01/16/2009	50	Meas & List			RRC	100 100
1986192	12/19/2007	11	Window Rplc	5,500	01/16/2009		100 100
	11/13/1986	99	n/a				100 100

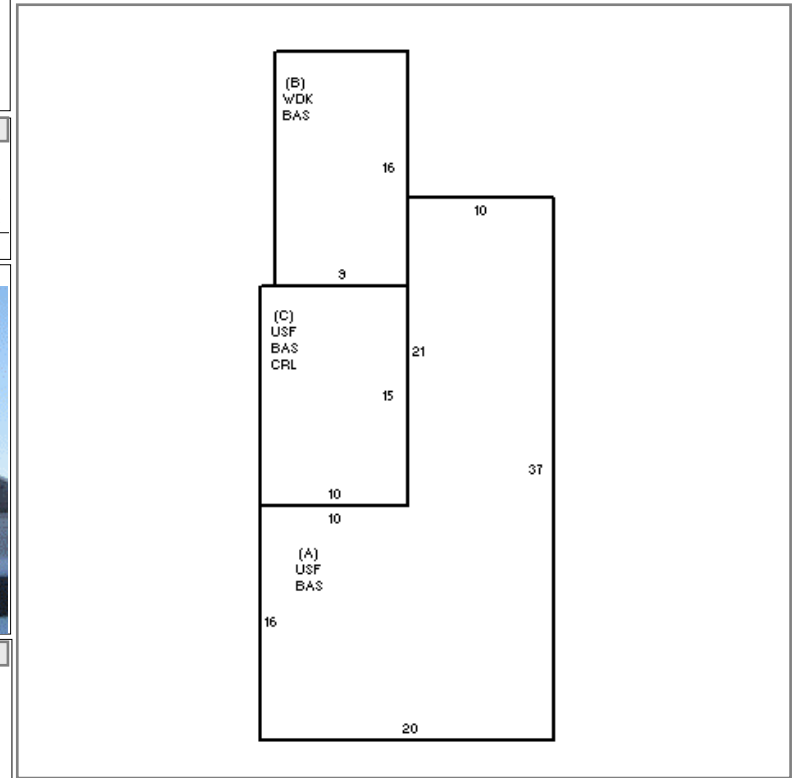
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,662	CH	1.00	1.00	1,759,200	5.23	1.00	1.00	PV1	4.80	1,196,210

TOTAL	5,662 SF	ZONING	R20	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE DGF=1/2 OWNERSHIP W/21 HAMMOND LN	LAND	1,196,200	996,800			
Inf1	100		BUILDING	312,400	284,400			
Inf2	100		DETACHED	8,400	8,000			
			OTHER	0	0			
		TOTAL		1,517,000	1,289,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 20X10	1981	200	52.38	8,400



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2017	MR
MODEL	1		RESIDENTIAL	LIST	4/21/2017	NF
STYLE	7	1.00	OLD STYLE [100%]	REVIEW	7/20/2017	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,518		
NET AREA	1,504	DETAIL ADJ	0.997	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	824	1929	257.98	212,576	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	680	1929	218.91	148,856	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		58.40	8,410	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CRL	N	CRAWL SPACE	150		26.91	4,037	KITCHEN	G		
				FLOOR COVER	12	HARDWD/SOFTWD	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	HEAT	U		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2002 / 20
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$312,400