

Key: 4567

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.997

LEGAL

LAND

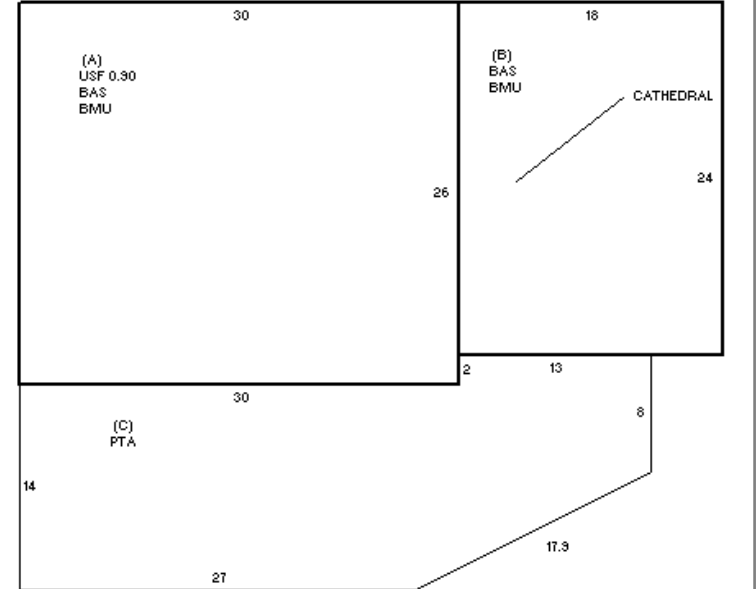
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------------|--|-----------------|--|--|--|
| MCKINNEY JAMES F & ANN E 294 BAY VIEW RD S CHATHAM, MA 02659 | | | | 3B-13-B15 | | | | 294 BAY VIEW RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MCKINNEY JAMES F & ANN E | | | | 01/15/2015 | QS | 698,500 (205416) | | | | | |
| NGUYEN BAY VIEW REALTY TR | | | | 01/28/2008 | A | 99 (185103) | | | | | |
| NGUYEN JONATHAN & THUY DO | | | | 12/31/2004 | QS | 650,000 (175526) | | | | | |

| 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 | % |
| 20-139 | 11/20/2020 | 1 | New Construc | 437,000 | 03/18/2022 | TCK | 100 | 100 |
| 20-138 | 10/22/2020 | 5 | Demolitions | 10,000 | 01/08/2021 | APK | 100 | 100 |
| 20-43 | 08/20/2020 | 75 | SPECIAL PERM | | | | 100 | 100 |
| | 06/16/2005 | 50 | Meas & List | | | JB | 100 | 100 |
| 1982146 | 09/29/1982 | 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 | 8,712 SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 1,099,500 | 3.61 | 100 | 1.00 | VW4 3.00 | 793,050 |

| TOTAL | 8,712 SF | ZONING | R20 | FRNT | 164 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|------------------|--------------------------------|-----------|-----------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | N O T E | Unobstructed Marsh & Ocean W V | | | LAND | 793,100 | 660,800 |
| Inf1 | 100 | | LAND BUILDING | 679,600 | 624,900 | | | |
| Inf2 | 100 | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,472,700 | 1,285,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/18/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/15/2021 | NF |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/31/2022 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
INFO @ DOOR 3/18/22

DETACHED

BUILDING

| YEAR BLT | 2020 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,914 | DETAIL ADJ | 1.040 |
| \$NLA(RCN) | \$362 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.9 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| FULL BATHS | 2 | 1.00 | |
| 1/2 BATHS | 1 | 1.00 | |
| FIXTURES | 8 | \$7,987 | |
| UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,212 | | 83.35 | 101,023 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,212 | 2020 | 307.82 | 373,079 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 702 | 2020 | 261.20 | 183,360 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | PTA | N | PATIO/STOOP | 564 | | 21.48 | 12,115 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 3,323.40 | 6,647 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | GFP | O | GAS LOG/FP/E FP | 1 | | 7,466.40 | 7,466 |
| HEATING/COOL | 8 | HEAT PUMP | 1.04 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |

| TOTAL RCN | 693,450 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2020 / 2 |
| COND | 2 2 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 2 % GD 98 |
| RCNLD | \$679,600 |