

Key: 6086

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.540

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CLEANFIELD CAPITAL LLC 405 WALTHAM ST STE 155 LEXINGTON, MA 02421				6H-14A-1A				1151 OLD QUEEN ANNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLEANFIELD CAPITAL LLC				03/29/2021	QS	775,000	33949-171				
KEVIN MICHAEL MCCARTHY TR				03/24/2011	A	1	25335-253				
MCCARTHY KEVIN				12/02/2010	A	415,000	25051-259				

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	%
E21-855	11/18/2021	98	SALES QUESTI				100	100
21-963	10/26/2021	3	Renovations		01/23/2023	APK	100	100
21-933	10/20/2021	4	Outbuildings	6,475	04/01/2022	TCK	100	100
21-787	10/14/2021	14	DECK	25,000	04/01/2022	TCK	100	100
	09/30/2021	77	SOLAR PANELS	20,800			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	PF5	2.00		673,090
300	A	1.015	MC	1.00	100	1.00	100	1.00	PF5	2.00		38,980

TOTAL	1.933 Acres				ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM				N O T E	Pond Front-			LAND	712,100	593,400
Inf1	100					LAND BUILDING	357,100	170,000			
Inf2	100					DETACHED	1,400	1,400			
						OTHER	0	0			
						TOTAL	1,070,600	764,800			

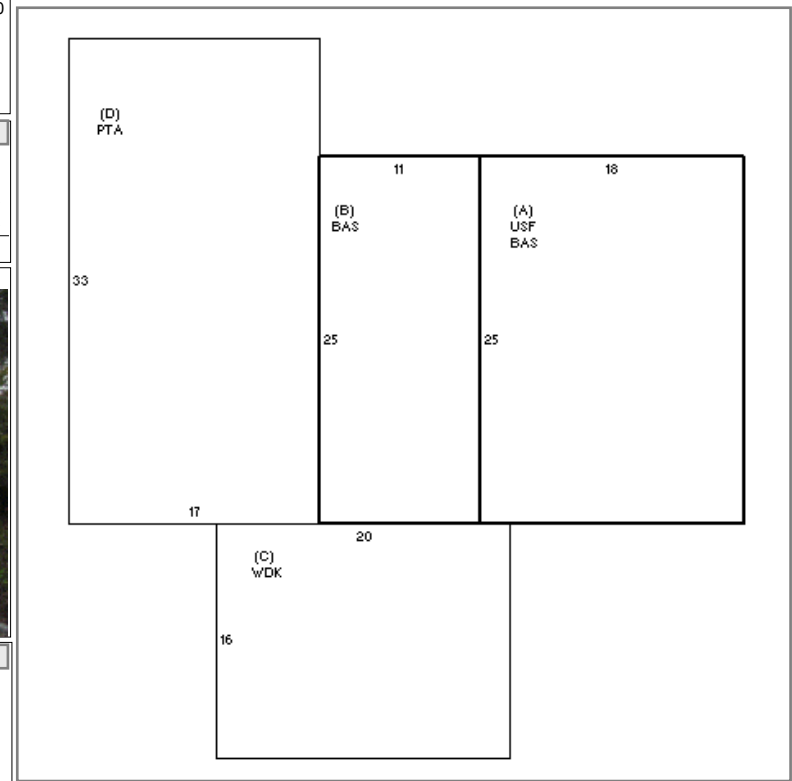
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2021	120	13.29	1,400



BLDG COMMENTS
FUEL, SOLAR ASSISTED, TESTLA VEHICLE CHARGER

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/1/2022	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	4/19/2022	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375,928		
NET AREA	1,175	DETAIL ADJ	0.910	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	725	1982	299.91	217,438	CONDITION ELEM	CD		
\$NLA(RCN)	\$320	OVERALL	1.000	EXT. COVER	10	VERT BOARD	0.98	A	USF	L	UP-STRY FIN	450	1982	254.49	114,518	EXTERIOR	G		
				ROOF SHAPE	4	FLAT/SHED	1.00	C	WDK	N	WOOD DECK	320		70.08	22,426	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO/STOOP	561		21.48	12,050	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00		MST	O	MASONRY STACK	1		2,481.60	2,482	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	7	OTHER	1.00												
																		EFF.YR/AGE	2017 / 5
																		COND	5 5 %
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$357,100



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