

Key: 6547

### Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.019

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MCNAMARA REALTY TRUST MCNAMARA MARTIN B & FRANCES T TRSTES 1 MCMAHON RD BEDFORD, MA 01730		71-68-C78	241 RIVERVIEW DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCNAMARA REALTY TRUST		04/13/2021	A	1 (225885)		
MCNAMARA MARTIN B & FRANC		06/13/1984	QS	23,000 (96497)		

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	%
84-445	02/09/2009	50	Meas & List			RRC	100	100
1984133	07/01/1985	99	n/a	91,800			100	100
	07/09/1984	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,485 MC	1.00	100	1.00	100	1.00	366,500	1.55	100	1.00	R03 1.00	306,590

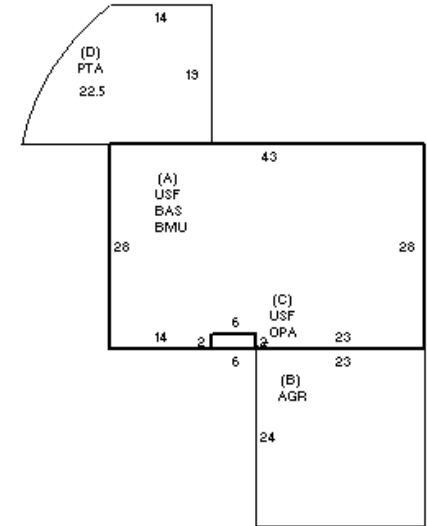
TOTAL	23,485 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE Topo Right to use Park L82,97,136	LAND	306,600	255,500			
Inf1	100		BUILDING	513,100	466,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	819,700	722,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/26/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/10/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,161
NET AREA	2,396	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		69.67	83,046	CONDITION ELEM CD	
\$NLA(RCN)	\$282	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,192	1984	237.57	283,186	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,204	1984	201.59	242,712	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATTACHED GARAGE	552		77.52	42,789	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	12		76.08	913	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO/STOOP	410		17.90	7,339	HEAT	A
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 1OP	1		10,376.00	10,376	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		6	1.00														
BEDROOMS		4	1.00														
FULL BATHS		2	1.00														
1/2 BATHS		0	1.00														
FIXTURES		6	\$4,800														
UNITS		1	1.00														
																EFF.YR/AGE	1991 / 31
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$513,100