

Key: 7522

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.031

LEGAL

LAND

DETACHED

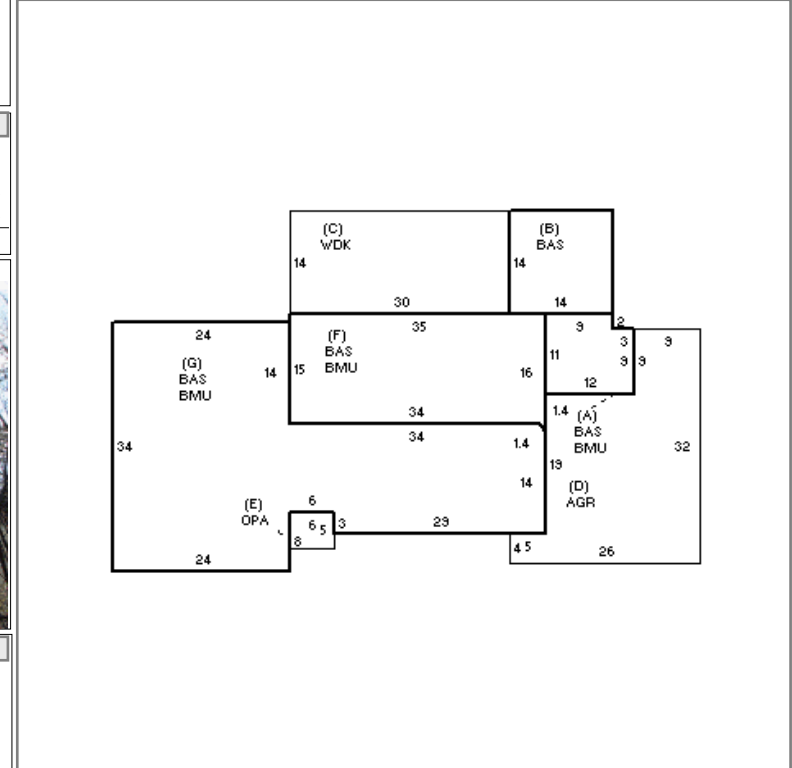
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
TIMOTHY J & PHYLLIS R MCCARTHY REVOC TR MCCARTHY TIMOTHY J & PHYLLIS R TRSTES 104 W MAIN ST WESTBOROUGH, MA 01581-3019				91-20-SW33				38 VALLEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TIMOTHY J & PHYLLIS R MCC				05/13/2016	A	1	29648-247					
MCCARTHY TIMOTHY J & PHYLLIS				06/28/2012	QS	480,000	26457-200					
BOUDREAU WILFRID				03/12/2012	A	450,000	26148-287					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,400	MC	1.00	1.00	366,500	1.22	1.00	1.00	R02		322,020

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	%
19-838	11/21/2019	12	INSULATION	5,000	11/26/2019	NF	100	100
17-328	05/09/2017	4	Outbuildings	24,000	06/25/2018	NF	100	100
13-220	04/24/2013	3	Renovations	17,000	04/11/2014	CF	100	100
	06/29/2011	50	Meas & List			CS	100	100
	01/12/2004	50	Meas & List			RRC	100	100

TOTAL	31,400 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE Granted rights to private beach/pond access on stillwater pond parcel 10J-CA-K20.				LAND	322,000	268,300
Inf1	100		BUILDING	645,900	587,800			
Inf2	100		DETACHED	5,200	5,000			
					OTHER	0	0	
					TOTAL	973,100	861,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 14' DIAM		154	11.30	1,600
SHF	V	1.50	10 0.90 17X14	2017	238	17.03	3,600



BUILDING	CD	ADJ	DESC	MEASURE	11/26/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/26/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/12/2019	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	817,601														
NET AREA	2,171	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,975		77.01	152,086																
\$NLA(RCN)	\$377	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,449	1994	258.35	374,345																
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	196	2003	258.35	50,636																
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	420		70.08	29,434																
				FLOOR COVER	16	HARDWD/OTHER	1.00	D	AGR	N	ATTACHED GARAGE	584		92.50	54,019																
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	30		91.32	2,740																
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	BAS	L	BAS AREA	526	1994	258.35	135,890																
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		8,972.40	8,972																
								ODS	O		OUT DOOR SHWR-A	1		1,772.40	1,772																
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