

Key: 7523

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.032

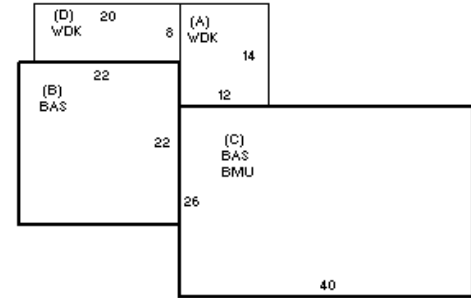
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CURRENT OWNER				PARCEL ID				LOCATION				
MCGUE JAMES D & ANN L 115 BUTLER RD QUINCY, MA 02169				9I-21-SW35				16 VALLEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGUE JAMES D & ANN L				07/14/2020	A	100	33068-132					
THE MJM REALTY TRUST				07/03/2019	A	1	32138-174					
MCGUE JAMES D & ANN L				04/18/2007	QS	362,500	21952-182					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700	MC	1.00	1.00	366,500	1.60	1.00	1.00	R02	1.00	304,900

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	%
09-023	01/22/2010	50	Meas & List			RRC	100	100
	01/23/2009	2	Additions	2,000	01/22/2010		100	100
	02/20/2008	50	Meas & List			RRC	100	100
07-606	12/07/2007	3	Renovations	22,000	02/20/2008		100	100

TOTAL	22,700 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	HOUSE FACES TRAINING FIELD Right to 'Reserved Beach' + Park 'Stillwater Assoc' for common use			LAND	304,900	254,100
Inf1	100		LAND BUILDING	328,100	302,500			
Inf2	100		DETACHED	2,300	2,200			
			OTHER	0	0			
<b>TOTAL</b>						<b>635,300</b>	<b>558,800</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10	2007	80	15.24	1,000
PTD	A	1.00	30 0.70 12X14		168	11.30	1,300



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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	437,514		
NET AREA	1,524	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	328		58.40	19,155	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BAS AREA	484	2007	219.30	106,141	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,040		71.76	74,628	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	1,040	1976	219.30	228,073	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 10P	1		7,477.00	7,477	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1988 / 34
																		COND	25 25%
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$328,100