

Key: 8451

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.782

LEGAL

LAND

DETACHED

BUILDING

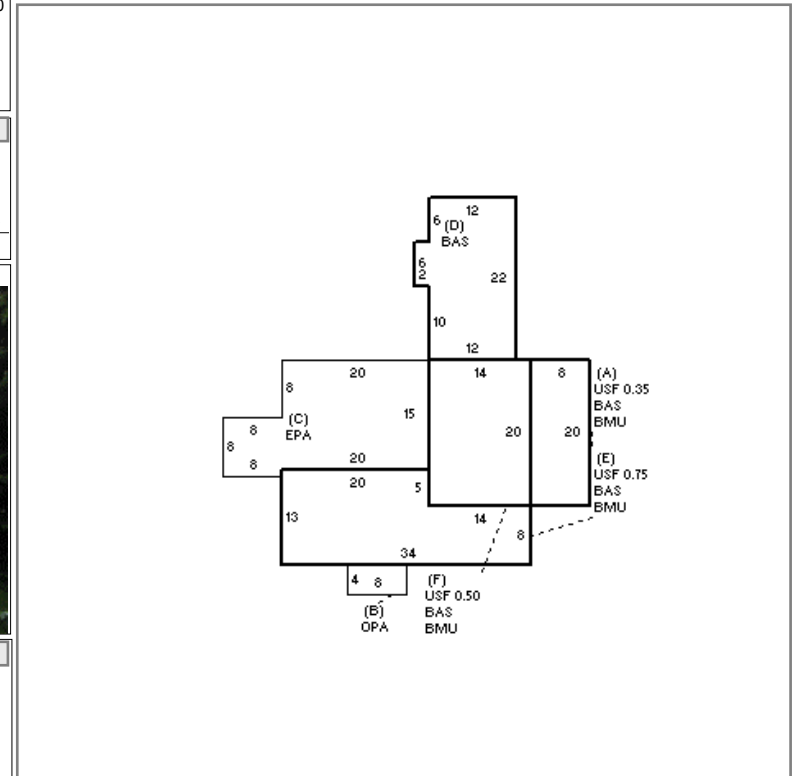
CURRENT OWNER		PARCEL ID	LOCATION		
MCCOY FAMILY REALTY TRUST MCCOY RICHARD H & JUDITH A TRSTES 1495 OLD QUEEN ANNE RD CHATHAM, MA 02633		4H-21-4	1495 OLD QUEEN ANNE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCOY FAMILY REALTY TRUST		08/22/2017	A	1 30715-207	
MCCOY RICHARD & JUDITH TR		05/08/1996	A	1 10190-298	

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	%
16-642	10/14/2016	10	Reroof	17,480	06/19/2017	NF	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	1.00	366,500	1.00	100	1.00	MR2	1.00	336,550
300	A	0.741	MC	1.00	100	1.00	100	1.00	1.00	MR2	1.00		14,230	

TOTAL	1.659 Acres	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	350,800	248,500	
Inf1	100		BUILDING	333,100	307,800			
Inf2	100		DETACHED	45,200	43,000			
			OTHER	0	0			
				TOTAL		729,100	599,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	10 0.90	1981	1,264	26.81	30,500
WDK	A	1.00	20 0.80	1991	156	16.60	2,100
CBN	A	1.00	20 0.80	1991	391	40.37	12,600



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	21	1.00	ANTIQUE [100%]	REVIEW	7/20/2017	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,509	
NET AREA	1,563	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	812		76.28	61,941	CONDITION ELEM CD		
\$NLA(RCN)	\$328	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	475	1850	217.85	103,480	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH		76.09	2,435	INTERIOR		
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	364		133.70	48,667	KITCHEN		
ROOMS	0	1.00		FLOOR COVER	23	SOFTWD/CARPET	1.00	+	BAS	L	BAS AREA	1,088	1850	256.74	279,333	BATHS		
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		10,376.00	10,376	HEAT			
FULL BATHS	2	1.00		HEATING/COOL	1	FORCED AIR	1.00	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT			
1/2 BATHS	0	1.00		FUEL SOURCE	1	OIL	1.00											
FIXTURES	6	\$4,800																
UNITS	1	1.00																
																EFF.YR/AGE	1969 / 53	
																COND	35 35%	
																FUNC	0	
																ECON	0	
																DEPR	35 % GD 65	
																RCNLD	\$333,100	