

Key: 2201

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2388

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
THE NICKQUENUM REALTY TRUST MCGRATH PAUL & MARIAN TRSTES 68 SUNNYSIDE AVE READING, MA 01867				14B-21-C11				52 INLET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE NICKQUENUM REALTY TRU				01/25/2007	A	1 (182202)					
PAUL K MCGRATH TRUST				05/20/1988	A	100 (114302)					
MCGRATH PAUL K & MARIAN L				12/16/1982	QS	170,000 (90481)					

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 %
17-372	05/30/2017	10	Reroof	13,630	07/06/2018	MR	100 100
	02/11/2008	50	Meas & List			RRC	100 100
00-154	04/01/2000	2	Additions	200,000			100 100
1999319	12/28/1999	75	SPECIAL PERM				100 100
94-006	01/01/1994	3	Renovations	4,000			100 100

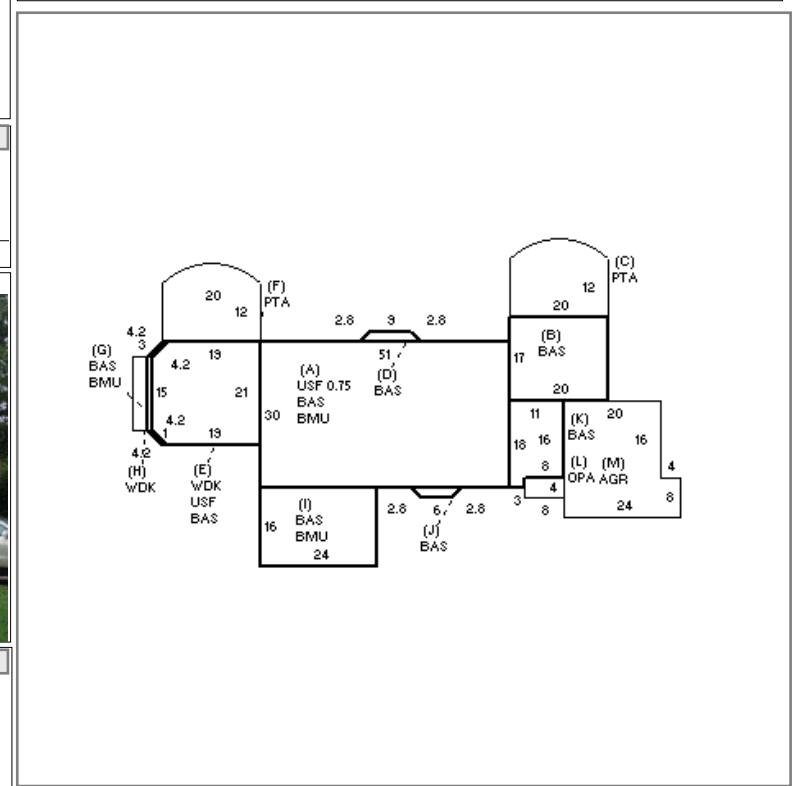
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,890	CH	1.00	1.00	1,466,000	1.24	1.00	1.00	R11	4.00	1,284,320

TOTAL	30,890 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,284,300	1,070,200			
Inf1	100		BUILDING	1,543,800	1,368,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			2,828,100	2,438,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	4	1.00	CAPE [100%]	REVIEW
QUALITY	G	1.55	GOOD [100%]	7/19/2021
FRAME	1	1.00	WOOD FRAME [100%]	APK



DETACHED

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	4,549	DETAIL ADJ	1.050
\$NLA(RCN)	\$424	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		12	1.00
BEDROOMS		5	1.00
FULL BATHS		4	1.00
1/2 BATHS		0	1.00
FIXTURES		13	\$16,926
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,935		99.68	192,884
EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	1,148	1965	304.75	349,852
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	793	2000	359.15	284,805
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	590		27.75	16,370
FLOOR COVER	16	HARDWD/OTHER	1.00	+	BAS	L	BAS AREA	2,155	1965	359.15	773,965
INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	453	2000	304.75	138,051
HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	WDK	N	WOOD DECK	498		90.52	45,079
FUEL SOURCE	2	GAS	1.00	L	OPA	N	OPEN PORCH	32		117.95	3,774
				M	AGR	N	ATTACHED GARAGE	512		121.10	62,002
					F11	O	FPL 1S 1OP	1		11,589.40	11,589
					F22	O	FPL 2S 2OP	1		22,521.50	22,522
					GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644
					ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,929,751
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,543,800