

Key: 2785

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.008

LEGAL

LAND

DETACHED

BUILDING

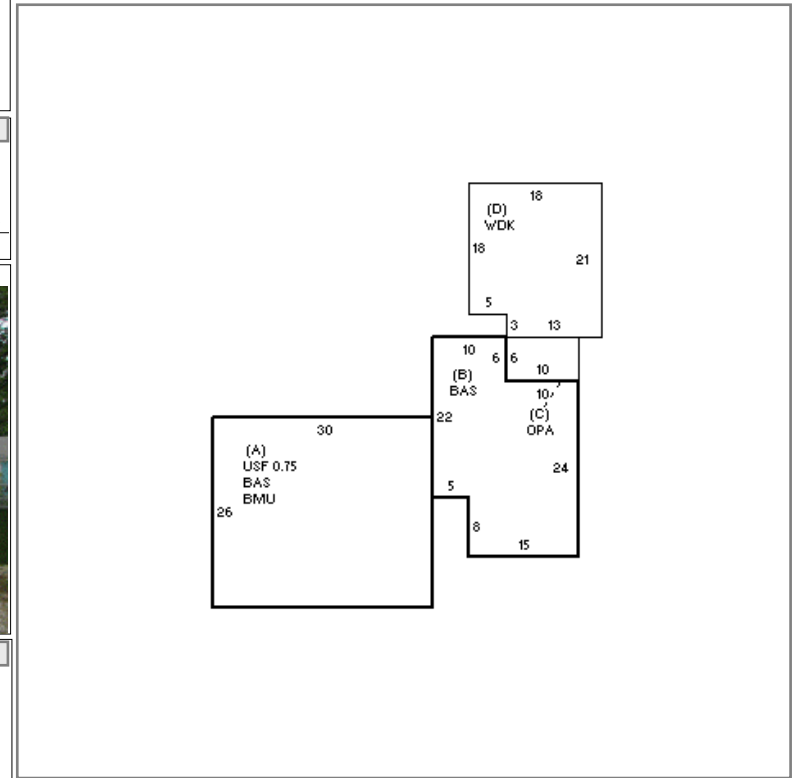
CURRENT OWNER				PARCEL ID				LOCATION			
MCGUIRE KATHLEEN & PAUL CROOK 26 HINCKLEY ST #1 DORCHESTER, MA 02125				141-37-A7				294 ORLEANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGUIRE KATHLEEN & PAUL C				12/18/2015	QS	415,000	(208307)				
MIDDLETON REALTY TRUST				07/24/2014	QS	400,000	(204006)				
MCALLISTER JOHN BRETT & W				12/28/2009	A	15,000	(190392)				

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	%
17-893	12/15/2017	3	Renovations		07/12/2018	NF	100	100
	04/11/2016	98	SALES QUESTI				0	0
	03/24/2016	3	Renovations		06/06/2017	NF	100	100
	01/14/2016	2	Additions		01/14/2016	APK	100	100
15-585	10/02/2015	12	INSULATION	4,831			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,900	MC	1.00	100	1.00	100	1.00	MR3	1.00		288,410

TOTAL	15,900 SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	LAND	288,400	216,300			
Inf1	100		BUILDING	464,300	422,500			
Inf2	100		DETACHED	12,800	12,200			
			OTHER	0	0			
<b>TOTAL</b>			<b>765,500</b>	<b>651,000</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60	1970	352	49.27	10,400
WDK	V	1.50	50 0.50		192	24.90	2,400



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2016	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	8/1/2018	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,229				
NET AREA	1,865	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		77.12	60,151	CONDITION ELEM	CD				
\$NLA(RCN)	\$304	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	585	1950	216.45	126,625	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,280	1950	255.09	326,515	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	60		76.10	4,566	KITCHEN	V				
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	363		58.40	21,199	BATHS	V				
				INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	2		10,376.00	20,752	HEAT	U				
				HEATING/COOL	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U				
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	2004 / 18		
																		COND	18 18 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	18	% GD	82
																		RCNLD	\$464,300		