Key: 3337

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,623

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCAFFERTY KAREN A 319 A ST UNIT 402 BOSTON, MA 02210-1622	15G-54-P21	7 MANAMOCK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCAFFERTY KAREN A	01/03/2019	QS	950,000	31763-159
TIMOTHY B DAVIS REV TRUST	08/31/2015	O	625,000	29109-94
DUTHIE ALICE C	03/24/1995	Q	184,445	9601-115

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

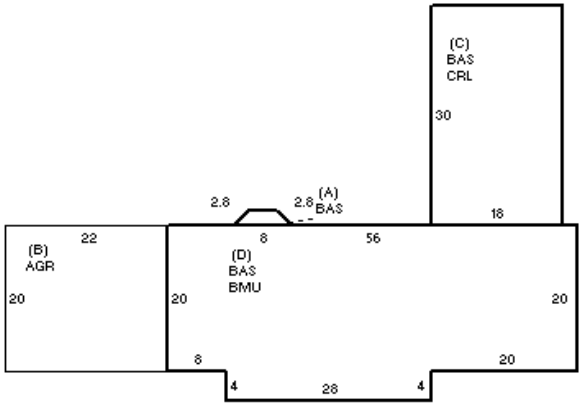
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-262	04/25/2023	6	Pools etc	100,000	02/16/2023	NF	0	0
22-334	04/13/2022	6	Pools etc	52,500	02/16/2023	NF	0	0
21-1137	12/12/2021	3	Renovations	91,924	04/05/2022	NF	100	100
	04/25/2019	98	SALES QUESTI				100	100
	12/04/2015	2	Additions		12/04/2015	APK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	CH 1.00	100 1.00	100 1.00	916,250	2.66	100 1.00	R06 2.50			694,940

TOTAL	12,400 SF	ZONING	R40	FRNT	0
Nbhd	CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	694,900	579,100
BUILDING	619,800	575,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,314,700**	**1,154,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/16/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	1	0.85	RANCH [100%]	LIST		
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	3/15/2023	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,784	DETAIL ADJ	0.892
$NLA(RCN)	$362	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$6,851
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,784	1973	267.53	477,265
B	AGR	N	ATTACHED GARAGE	440		95.42	41,986
C	CRL	N	CRAWL SPACE	540		23.22	12,541
D	BMU	N	BSMT UNFINISHED	1,232		78.09	96,209
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	645,596

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2018 / 4	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$619,800