

Key: 4333

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.749

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCGINLEY KEVIN J & MARY W 199 VICTORY RD N QUINCY, MA 02171				2A-85-S1				6 SALT SPRAY LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCGINLEY KEVIN J & MARY W				04/04/2013	A	27263-151		
MCGINLEY KEVIN J & MARY M				11/04/1999	QS	340,000	12646-23					
MCILLIVRAY WILLIAM				01/30/1979	QS	13,000	2864-214					

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	%
21-169	03/02/2020	3	Renovations	27,750	04/14/2021	NF	100	100
12-545	11/20/2012	10	Reroof	38,000	06/26/2013	SF	100	100
	01/22/2005	50	Meas & List			RRC	100	100
03-577	11/07/2003	99	n/a	920			100	100
P2003577	10/20/2003	99	n/a	1,440			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,200	SC	1.00	100	1.00	1.00	641,375	2.91	100	1.00	R07 1.75	479,340

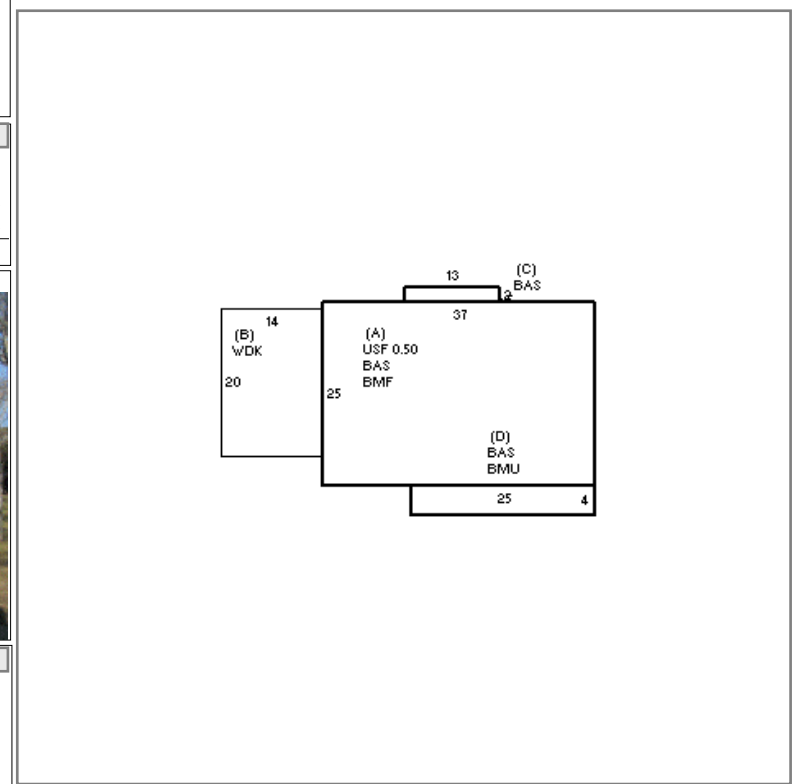
TOTAL	11,200 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	479,300	388,000
Inf1	100		BUILDING	494,000	449,500			
Inf2	100		DETACHED	3,600	3,400			
			OTHER	0	0			
TOTAL			976,900	840,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 15X20		300	11.30	3,100
SHF	A	1.00	30 0.70 8X6	2003	48	16.25	500



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	TCK
MODEL	1		RESIDENTIAL	LIST	1/19/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/14/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	641,590
NET AREA	1,514	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	925		130.32	120,546		
\$NLA(RCN)	\$424	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	463	1982	276.38	127,964		
				ROOF SHAPE	6	SALTBOX	1.00	B	WDK	N	WOOD DECK	280		70.08	19,622		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,051	1982	325.72	342,328		
				FLOOR COVER	1	HARDWOOD	1.00	D	BMU	N	BSMT UNFINISHED	100		108.58	10,858		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$6,048
UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1994 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$494,000
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