

Key: 5573

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.029

LEG
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LAND

CURRENT OWNER										PARCEL ID				LOCATION			
REVOC MCLAUGHLIN FAMILY REAL ESTATE TRST NOW MACPHERSON MICHAEL & CULNANE COURTNE 1261 S RIVER ST MARSHFIELD, MA 02050										5D-78-M13				61 PATUXET TRL			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
MACPHERSON MICHAEL & CULN										01/04/2023		QS		633,750		35576-319	
REVOC MCLAUGHLIN FAMILY R										04/29/2014		A		1 28111-320			
O'CONNOR-MCLAUGHLIN ROSAN										03/08/2000		A		1 12869-265			
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,093	SC	1.00	1.00	476,450	3.48	1.00	1.00	R03	1.30	345,710					

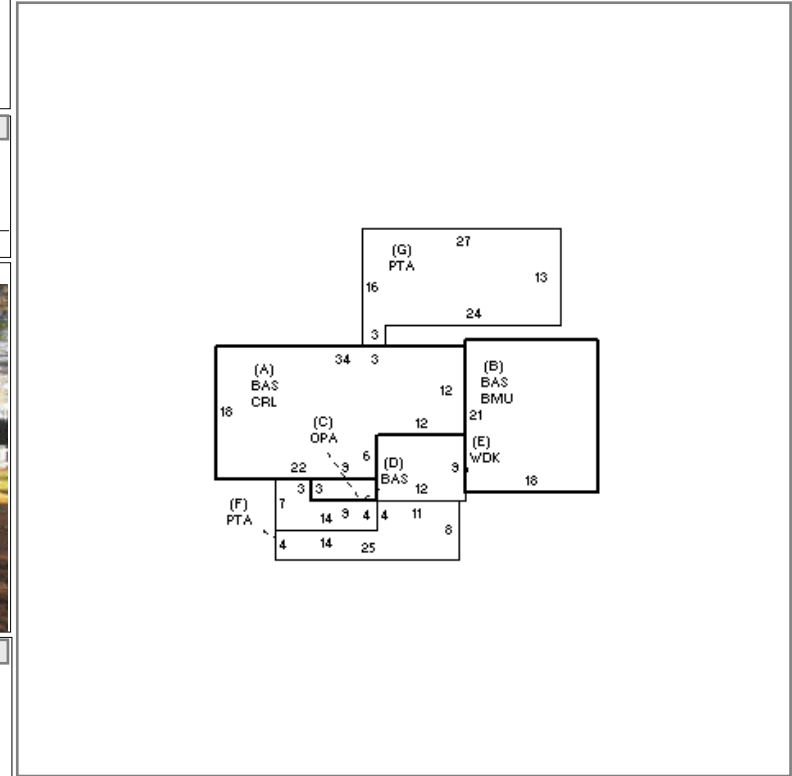
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-617	09/18/2017	10	Reroof	5,820	07/17/2018	WFF	100	100
	02/04/2006	50	Meas & List			RRC	100	100
05-508	10/24/2005	99	n/a	9,700			100	100
03-660	12/24/2003	2	Additions	28,500			100	100
P2003660	12/08/2003	2	Additions	23,760			100	100

DE
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ED

TOTAL	9,093 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	345,700	290,000
Inf1	100		BUILDING	252,600	222,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	598,300	512,000

PH
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BL
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BUILDING	CD	ADJ	DESC	MEASURE	11/19/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/19/2021	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	12/27/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	308,087																							
NET AREA	945	DETAIL ADJ	0.875	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	540		21.96	11,860	CONDITION ELEM	CD																							
\$NLA(RCN)	\$326	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	378		73.85	27,914	EXTERIOR	V																							
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	378	2005	255.98	96,762	INTERIOR	G																							
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	71		76.10	5,403	KITCHEN	G																							
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	567	1962	255.98	145,142	BATHS	A																							
				INT. FINISH	4	WALL BOARD	1.00	E	WDK	N	WOOD DECK	108		58.40	6,307	HEAT	A																							
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	504		17.90	9,022	ELECT	A																							
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477																									
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