Key: 5665

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,124

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCELROY FAMILY INVESTMENT TRUST MCELROY DAVID A & LINDA G TRSTES 86 TANGLEWOOD DR S CHATHAM, MA 02659	5H-4B-T5	86 TANGLEWOOD DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCELROY FAMILY INVESTMENT	04/09/2019	A	1	31940-197
MCELROY DAVID A & LINDA G	01/06/1984	QS	79,900	3979-330

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	%
22-588	08/02/2022	4	Outbuildings	4,834	05/09/2023	NF	100	100
		8	Cyc. Reinsp.		09/26/2019	NF	100	100
19-313	05/06/2019	3	Renovations	4,906	09/26/2019	NF	100	100
18-238	03/28/2018	3	Renovations	1,700	07/05/2018	NF	100	100
17-137	03/03/2017	2	Additions	100,000	07/05/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,329	MC 1.00	100 1.00	100 1.00	256,550	1.68	100 1.00	TNG 0.70			211,300

TOTAL	21,329 SF	ZONING	R60	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

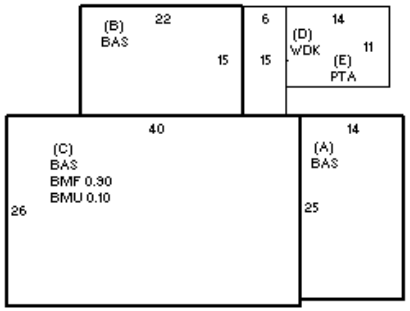
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	211,300	176,100
BUILDING	394,600	354,900
DETACHED	2,300	1,200
OTHER	0	0
TOTAL	**608,200**	**532,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2014	96	14.26	1,200
SHF	A 1.00	10 0.90	8X10	2022	80	15.24	1,100

PHOTO 05/09/2023



BLDG COMMENTS

BMF=OFFICE, REC RM, 1/2 BATH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/26/2019	NF
LIST	9/26/2019	NF
REVIEW	5/25/2023	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,720	DETAIL ADJ	0.892
$NLA(RCN)	$306	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$5,709
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	1,720	1976	224.51	386,161
C	BMU	N	BSMT UNFINISHED	104		90.48	9,410
C	BMF	N	BSMT FINISH-SEP	936		108.60	101,650
D	WDK	N	WOOD DECK	90		58.40	5,256
E	PTA	N	PATIO/STOOP	154		17.90	2,757
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN 526,119

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

EFF.YR/AGE 1988 / 34

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $394,600