

Key: 5902

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.366

LEGAL

LAND


DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCGRATH PAUL H & SUSAN M 116 HAPPY VALLEY RD CHATHAM, MA 02633				6D-35A-15				116 HAPPY VALLEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGRATH PAUL H & SUSAN M				11/30/2017	B	1	30931-315					
HAPPY VALLEY LLC				07/19/2013	R	1	27553-297					
MCGRATH PAUL H & SUSAN M				06/05/2013	QS	300,000	27435-226					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,025	SC	1.00	100	1.00	100	1.00	PV1	1.70		458,350

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	%
14-746	12/05/2014	5	Demolitions	4,000	04/13/2015	MW	100	100
14-747	12/05/2014	1	New Construc	172,000	05/01/2017	NF	100	100
08-215	01/27/2009	50	Meas & List			RRC	100	100
	05/01/2008	4	Outbuildings	2,000	01/27/2009		100	100
	02/10/2006	50	Meas & List			RRC	100	100

TOTAL	10,025 SF	ZONING	R20	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	458,400	314,500
Inf1	100		BUILDING	507,300	466,800			
Inf2	100		DETACHED	600	600			
			OTHER	0	0			
						TOTAL	966,300	781,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/03/2017
SHF	A	1.00	50 0.50 8X10		80	15.24	600		



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/1/2016	WFF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/22/2017	TD
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
LLF=FR/BATH		

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	545,434		
NET AREA	1,416	DETAIL ADJ	1.060	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	336		32.29	10,850	CONDITION ELEM	CD		
\$NLA(RCN)	\$385	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	696	2015	317.27	220,819	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	720	2015	269.21	193,834	INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01	B	OPA	N	OPEN PORCH	24		91.30	2,191	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	LLF	N	LOWER LEVEL FIN	384		233.49	89,659	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	270		70.08	18,922	HEAT	A		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF. YR/AGE	2015 / 7
																		COND	7.7%
																		FUNC	0
																		ECON	0
																		DEPR	7% GD 93
																		RCNLD	\$507,300