

Key: 6229

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.686

LEGAL

LAND

DETACHED

BUILDING

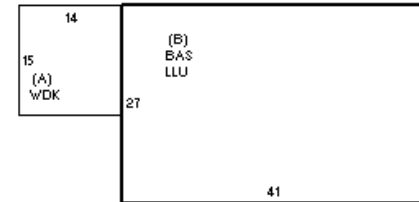
CURRENT OWNER				PARCEL ID				LOCATION			
105 CRANBERRY LANE REALTY TRUST MCGRATH PETER J & CAROL M TRSTES 14 MOULTON RD SOUTHBOROUGH, MA 01772				7C-14-G32A				105 CRANBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
105 CRANBERRY LANE REALTY				04/13/2017	A	1	30418-338				
105 CRANBERRY LANE REALTY				04/13/2017	A	1	30418-336				
MCGRATH PETER J				01/31/2017	A	272,500	30273-56				

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	%
05-495	02/22/2007	90	BPP SITE INS			RRC	100	100
	02/16/2006	90	BPP SITE INS			RRC	100	100
	10/17/2005	1	New Construc	509,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	SC	1.00	1.00	586,400	2.98	1.00	R05	1.60		436,550

TOTAL	10,900 SF	ZONING	R20	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E Whitaker Lew. DEEDED RIGHTS to access Cove via 33' WAY access PL157/141				LAND	436,600	363,800
Inf1	100		LAND	256,500	233,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>693,100</b>	<b>597,100</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/15/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/21/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,207		
NET AREA	1,107	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	210		58.40	12,264	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	LLU	N	LOWER LEVEL UN	1,107	1969	115.23	127,558	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,107		204.51	226,391	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1971 / 51
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$256,500