

Key: 6281

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.739

LEGALS

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
THE REVOCABLE TRUST OF JAMES M MCKENNA MCKENNA JAMES M TRUSTEE 4 RADCLIFFE ST HOLYOKE, MA 01040-2624				7D-35-M4				31 OVERLOOK DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				THE REVOCABLE TRUST OF JA MCKENNA JAMES				03/08/2019	A	100	(218772)	
				MCKENNA JAMES				05/18/2007	A	1	(183080)	
				MCKENNA JAMES M & JUSTINE				06/28/1983	QS	76,000	(92414)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1169	12/20/2021	10	Reroof	13,200	03/22/2022	TCK	100	100
20-134	02/25/2020	12	INSULATION	2,200	04/16/2021	NF	100	100
13-365	07/12/2013	4	Outbuildings	45,000	04/13/2015	MW	100	100
13-045	01/28/2013	9	Foundation	6,500	04/17/2014	MR	100	100
	03/13/2005	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,178	SC	1.00	100	1.00	100	1.00	VW1	1.75		531,590

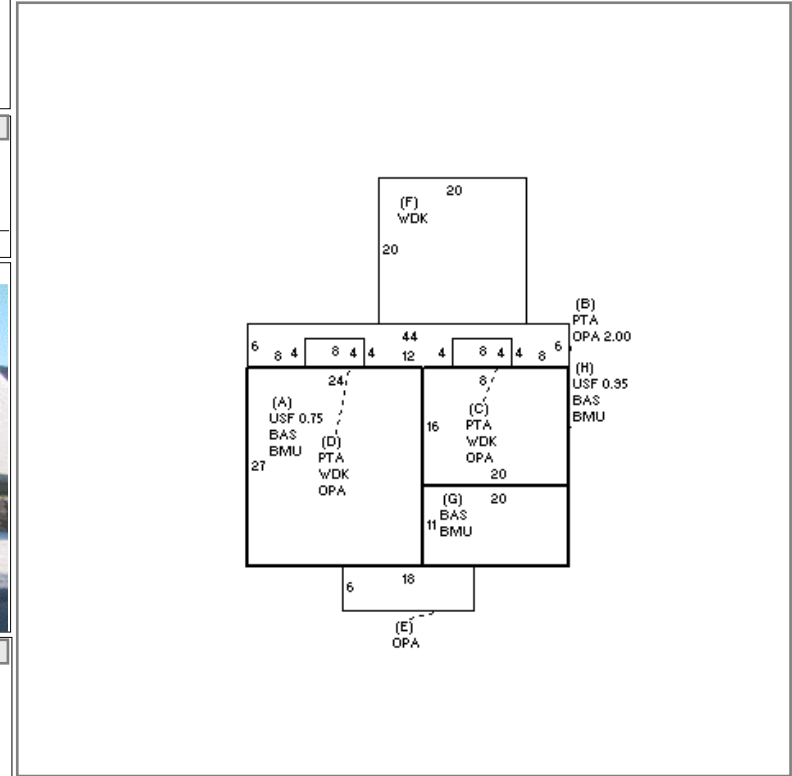
TOTAL	22,178 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE PTL SM COVE VIEW	LAND	531,600	443,000			
Inf1	100		BUILDING	624,400	575,200			
Inf2	100		OTHER	2,700	2,600			
			TOTAL	1,300,000	1,150,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12		96	14.26	800
WDK	G	1.20	10 0.90 18X6 ATTD GF	2013	108	19.92	1,900



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	3/7/2017	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/1/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	780,527		
NET AREA	1,978	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,188		83.69	99,420	CONDITION ELEM	CD		
\$NLA(RCN)	\$395	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,188	2002	302.99	359,953	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	790	2002	257.10	203,107	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	572		91.32	52,235	KITCHEN	A		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	PTA	N	PATIO/STOOP	264		21.48	5,671	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	464		70.08	32,518	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		12,451.20	12,451	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466				
										ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			
														EFF.YR/AGE	2002 / 20				
														COND	20 20 %				
														FUNC	0				
														ECON	0				
														DEPR	20	% GD	80		
														RCNLD	\$624,400				

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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.740

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
THE REVOCABLE TRUST OF JAMES M MCKENNA MCKENNA JAMES M TRUSTEE 4 RADCLIFFE ST HOLYOKE, MA 01040-2624		7D-35-M4		31 OVERLOOK DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

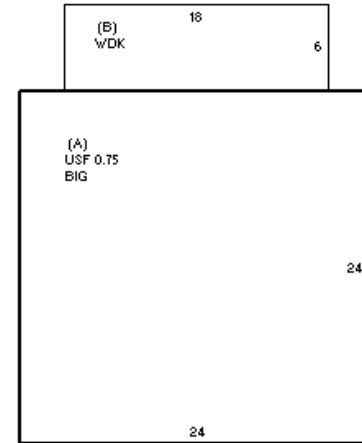
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	141,300	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/22/2022





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/7/2017	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	15	0.80	STUDIO [100%]	REVIEW	4/1/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	155.322
NET AREA	432	DETAIL ADJ	0.782	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		77.17	44,449		
\$NLA(RCN)	\$360	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	432	2013	234.29	101,212		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	108		58.40	6,307		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

TOTAL RCN	155.322
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$141,300