

Key: 6622

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.093

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARBOR VIEW RD REALTY TRUST MCAVINN PETER J TRUSTEE 30 ROYALSTON RD WELLESLEY, MA 02481-1243				8A-17-H46				32 HARBOR VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARBOR VIEW RD REALTY TRU				03/03/2006	A	1 (179411)					
MCAVINN PETER				11/01/2004	QS	2,250,000 (174911)					
FARREL PHYLLIS TRUSTEE				05/06/1993	A	1 (130022)					

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	%
06-460	02/01/2007	50	Meas & List			RRC	100	100
06-459	08/29/2006	1	New Construc	950,000	02/01/2007		100	100
06-444	08/29/2006	5	Demolitions	10,000	02/01/2007		100	100
06-443	08/16/2006	1	New Construc	250,000	02/01/2007		100	100
06-443	08/16/2006	5	Demolitions	5,000	02/01/2007		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WC	1.00	100	1.00	100	1.00	WF1	8.00		2,692,380
300	A	0.241	WC	1.00	100	1.00	100	1.00	WF1	8.00		37,020

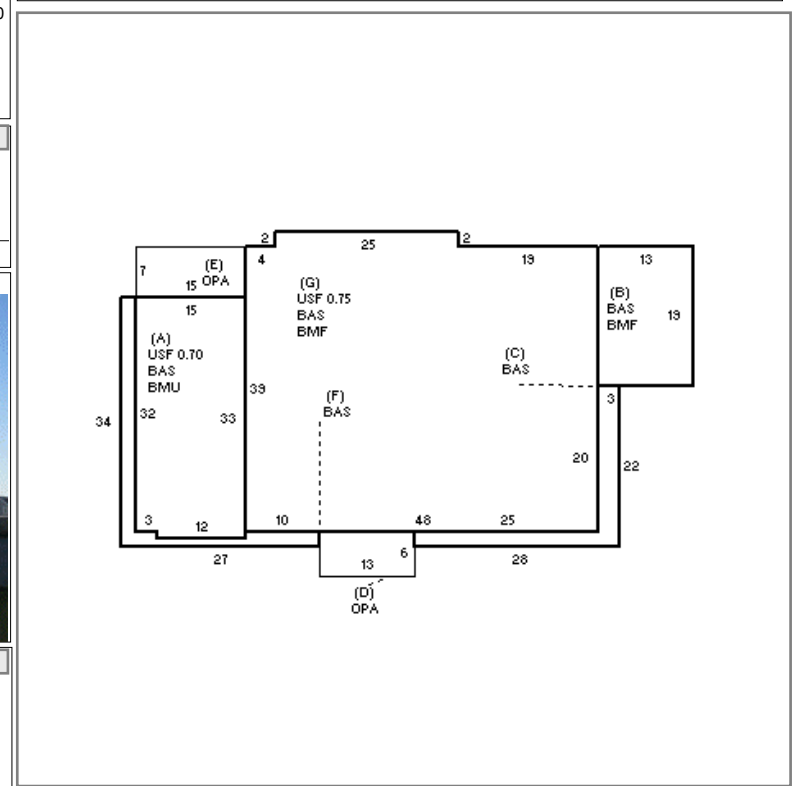
TOTAL	1.159 Acres		ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM		N O T E	Ocn Wv Rights to use 20' way to Hardings Beach -Path behind house SEE D226804 SEE DOCS			LAND	2,729,400	2,274,400
Infl1	100			LAND	3,342,400	2,792,200			
Infl2	100			DETACHED	60,200	57,300			
						OTHER	487,300	448,900	
						TOTAL	6,619,300	5,572,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	G	1.20	10 0.90	2007	1,458	45.85	60,200



PHOTO 11/10/2012

BLDG COMMENTS  
BMF=3 RMS, .5 BATH



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	4/21/2016	APK
MODEL	1		RESIDENTIAL					
STYLE	19	1.30	NEW STYLE [100%]					
QUALITY	V	2.35	VERY GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,886,480
NET AREA	4,669	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	492		210.66	103,647		
\$NLA(RCN)	\$832	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	344	2008	593.57	204,189		
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH-SEP	2,169		255.21	553,550		
				ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	961	2006	699.52	672,243		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	183		178.83	32,726		
				INT. FINISH	2	DRYWALL	1.00	G	BAS	L	BAS AREA	1,922	2008	699.53	1,344,489		
				HEATING/COOL	9	WARM/COOL AIR	1.03	G	USF	L	UP-STRY FIN	1,442	2006	593.57	855,929		
				FUEL SOURCE	2	GAS	1.00		PTA	N	PATIO/STOOP	710		42.07	29,866		
									F21	O	FPL 2S 1OP	1		24,383.60	24,384		
									GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$3,342,400	

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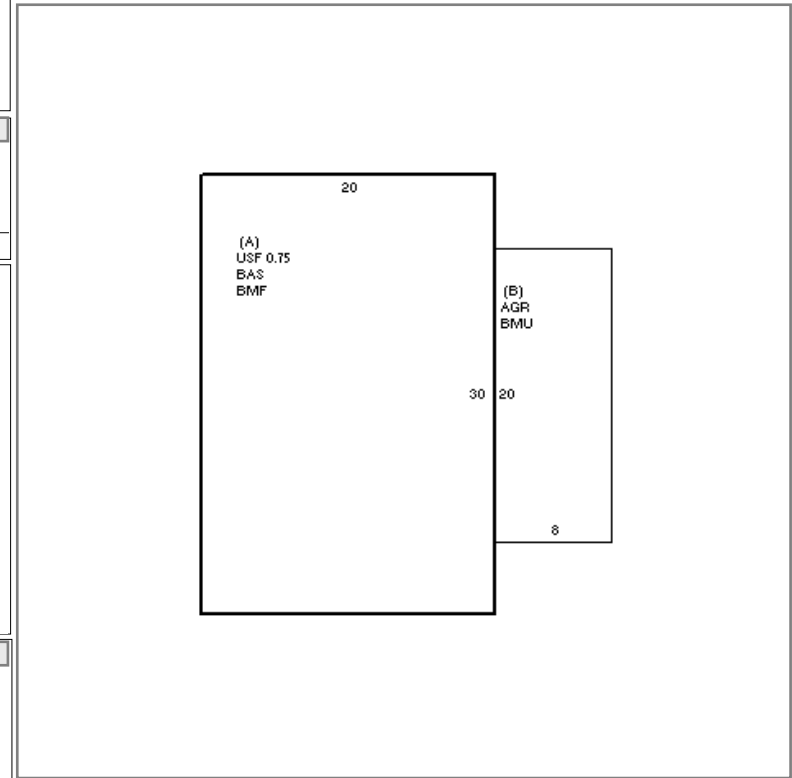
CURRENT OWNER				PARCEL ID				LOCATION			
HARBOR VIEW RD REALTY TRUST				8A-17-H46				32 HARBOR VIEW RD			
MCAVINN PETER J TRUSTEE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
30 ROYALSTON RD											
WELLESLEY, MA 02481-1243											

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	487,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		



DETACHED

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

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	17	0.95	GAR/APT [100%]	REVIEW	4/21/2016	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	580,144		
NET AREA	1,050	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	600		168.33	100,998	CONDITION ELEM	CD		
\$NLA(RCN)	\$553	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	600	2006	429.72	257,830	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	450	2006	364.63	164,083	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BMU	N	BSMT UNFINISHED	160		140.25	22,439	KITCHEN			
				FLOOR COVER	1	HARDWOOD	1.00	B	AGR	N	ATTACHED GARAGE	160		150.09	24,014	BATHS			
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	HEAT			
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$487,300