

Key: 6690

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.165

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
INDIAN TRAIL LLC 22 IRVING ST BROOKLINE, MA 02445				8B-54-S82				78 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
INDIAN TRAIL LLC				10/24/2013	A	1,200,000		(201843)			
KEVIN MICHAEL MCCARTHY TR				07/13/2010	A	1		(191928)			
MCCARTHY KEVIN MICHAEL				01/26/2010	A	1		(190592)			

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	%
14-766	12/11/2014	3	Renovations	5,600	04/15/2015	MW	100	100
14-301	05/30/2014	9	Foundation	5,000	04/15/2015	MW	100	100
14-217	04/24/2014	2	Additions	20,000	04/15/2015	MW	100	100
SP01-18	02/10/2009	50	Meas & List			RRC	100	100
	02/22/2001	99	n/a				100	100

LAND

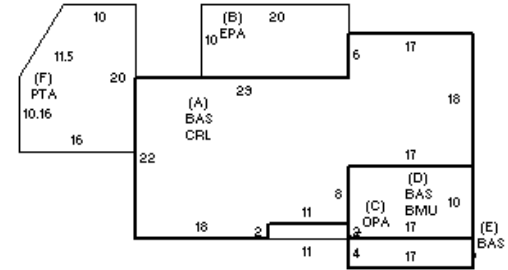
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,660	WC	1.00	1.00	1,466,000	2.18	1.00	PF3	4.00		1,150,990

DETACHED

TOTAL	15,660 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	1,151,000	959,100
Inf1	100		BUILDING	268,100	244,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,419,100	1,203,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/15/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	9/21/2021	APK
MODEL	1		RESIDENTIAL				
STYLE	1	0.85	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,740
NET AREA	1,160	DETAIL ADJ	0.850	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	922		21.11	19,467		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	EPA	N	ENCL PORCH	200		133.70	26,740		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	22		76.09	1,674		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	170		70.99	12,069		
				FLOOR COVER	41	ASPH TL/HARDWD	1.00	+ F	BAS	L	BAS AREA	1,160	1963	234.31	271,795		
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	290		17.90	5,191		
				HEATING/COOL	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477		
									ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1992 / 30
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$268,100
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