

Key: 7264

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.750

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCQUAID JOHN P & ALICIA NOW 171 HARDINGS BEACH RD REALTY TRUST 125 CLARK RD LOWELL, MA 01852				9B-2-M1				171 HARDINGS BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
171 HARDINGS BEACH RD REA				06/22/2023	A	100		35855-236			
MCQUAID JOHN P & ALICIA				04/06/2018	QS	995,000		31185-122			
GWH LLC				09/28/2011	A	1		25712-229			

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	%
22-1100	12/29/2022	97	WEATHERIZATI	3,000			100	100
20-515	08/19/2020	4	Outbuildings	6,000	04/29/2021	NF	100	100
SS18-06	12/31/2016	20	Splits/Land				100	100
16-678	10/21/2016	5	Demolitions	6,000	04/26/2017	NF	100	100
	01/25/2007	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	25,691	WC	1.00	1.00	641,375	1.44	1.00	1.00	R06	1.75	544,520

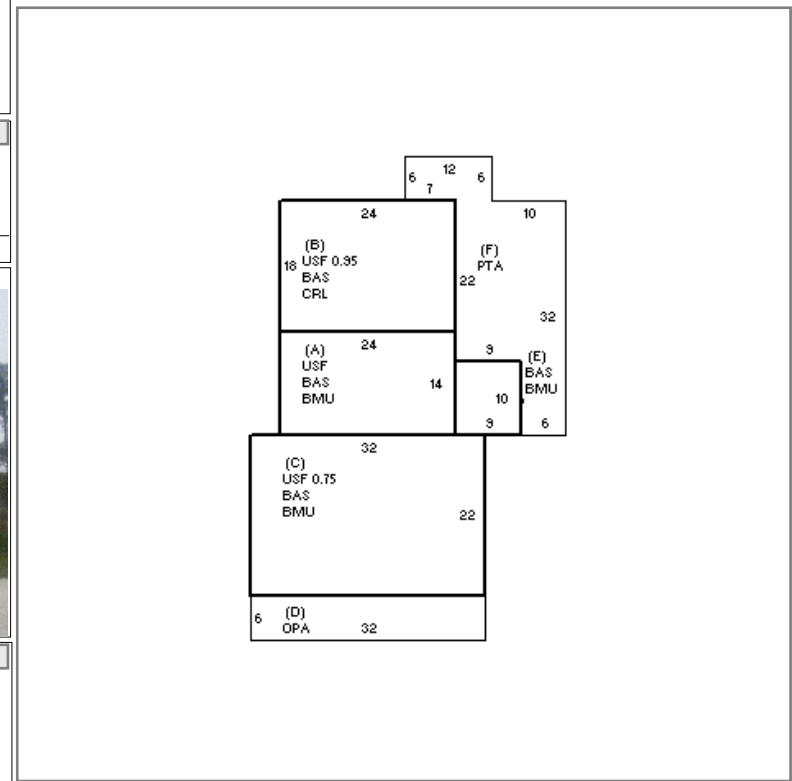
TOTAL	25,691 SF	ZONING	R20	FRNT	0	ASSESSED	LAND 544,500 BUILDING 855,600 DETACHED 1,600 OTHER 0 TOTAL 1,401,700	CURRENT	453,800 787,500 1,500 0 1,242,800	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X14	2020	140	12.73	1,600



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	6/2/2021	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	940,200	
NET AREA	2,836	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,130		79.68	90,036	CONDITION ELEM	CD	
\$NLA(RCN)	\$332	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,562	2005	292.35	456,652	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,274	2005	248.07	316,039	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	CRL	N	CRAWL SPACE	432			23.70	10,237	KITCHEN	G	
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	192			91.32	17,533	BATHS	G	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	462			21.48	9,924	HEAT	A	
FULL BATHS	4	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	FPL 2S 1OP	2				12,451.20	24,902	ELECT	A	
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1				1,772.40	1,772			
FIXTURES	13	\$13,104																
UNITS	1	1.00																

EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$855,600