

Key: 7420

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.912

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAREN STEPHEN J & SUSAN C 17 SHEFFIELD RD WINCHESTER, MA 01890-3528				9D-34-2				92 BARN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAREN STEPHEN J & SUSAN				05/18/2011	QS	531,500	25454-121				
OCONNOR BRIAN T & ALICE M				11/30/1994	QS	200,000	9464-127				

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	%
11-239	06/08/2011	10	Reroof	5,500	05/03/2012	MR	100	100
	02/10/2010	50	Meas & List			RRC	100	100
95-093	03/01/1995	2	Additions	5,000			100	100
1993308	12/22/1993	99	n/a				100	100
1986100	07/02/1986	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	32,639 WC	1.00	100	1.00	100	1.00	366,500	1.18	100	1.00	R03 1.00	324,210

TOTAL	32,639 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	324,200	270,200
Inf1	100		BUILDING	517,400	470,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	841,600	741,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	11/14/2012	SF
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1941	SIZE ADJ	1.000
NET AREA	1,739	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$5,760
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,168		83.94	98,039
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,168	1941	301.43	352,069
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	FINISHED ATTIC	139	1941	181.31	25,202
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	156		70.08	10,932
FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UP-STRY FIN	432	1995	255.77	110,494
INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		3,323.40	6,647
HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451
FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	623,366
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$517,400

