

CURRENT OWNER						PARCEL ID						LOCATION										
MCMENAMY LOUIS M & HEIDI 7 FRANCES DR WESTBOROUGH, MA 01581						11K-39-HC71-0						162 SEAPINE RD										
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)					
						MCMENAMY LOUIS M & HEIDI STEEGER CHARLES H						01/15/2016 02/08/1991		QS A	1,075,000 1		(208552) (122659)					
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
100	S	21,307		NC	1.00	100	1.00	100	1.00	596,850		1.68		100	1.00	R08 2.30					491,52	

TOTAL	21,307 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E				LAND	491,500	534,300
Inf1	100		BUILDING	528,300	485,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,019,800	1,020,000			

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	11/5/2015	APK

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	628,916	
NET AREA	3,013	DETAIL ADJ	1.050	FOUNDATION	99	N/A	1.00	+	BMU	N	BSMT UNFINISHED	1,812		42.61	77,212	CONDITION ELEM	CD	
\$NLA(RCN)	\$209	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	587	1957	134.83	79,142	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	704		38.40	27,034	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	795	1957	158.87	126,300	KITCHEN	G	
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	BAS	L	BAS AREA	1,125	1999	158.87	178,726	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	506	1999	134.82	68,221	HEAT	O	
				HEATING/COOL	1	FORCED AIR	1.00	G	BIG	N	BUILT-IN GARAGE	578		50.67	29,285	ELECT	U	
				FUEL SOURCE	1	OIL	1.00	H	OPA	N	OPEN PORCH	32		50.03	1,601			
									WDK	N	WOOD DECK	432		38.40	16,589			
									F11	O	FPL 1S 1OP	1		4,917.60	4,918			
									F21	O	FPL 2S 1OP	1		6,823.20	6,823			
									ODS	O	OUT DOOR SHWR-A	1		970.80	971			
																EFF.YR/AGE	2001 / 16	
																COND	16	16 %
																FUNC	0	
																ECON	0	
																DEPR	16	% GD 84
																RCNLD	\$528,300	

