Key: 2759

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,981

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEBLANC JOHN THOMAS 75 OLD MAIL RD N CHATHAM, MA 02650	14I-16-16	75 OLD MAIL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEBLANC JOHN THOMAS	07/29/2005	A	1	20106-264
BAKER EDWARD M	07/26/2005	A	1	20088-301
BAKER EDWARD M	06/24/1957	N		977-17

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	%
18-985	11/27/2018	2	Additions	25,000	02/21/2020	NF	100	100
	02/13/2008	50	Meas & List			RRC	100	100
1989066	04/13/1989	99	n/a				100	100
1985098	06/24/1985	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,454	NC 1.00	100 1.00	100 1.00	476,450	1.25	100 1.00	R04 1.30			416,370

TOTAL	30,454 SF	ZONING	R40	FRNT	0

Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100

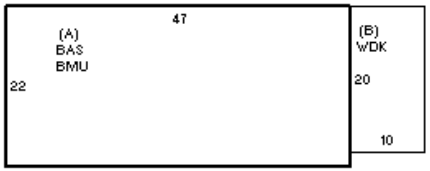
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	416,400	347,000
BUILDING	227,800	207,200
DETACHED	20,300	19,300
OTHER	0	0
TOTAL	**664,500**	**573,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	24X20	2018	480	44.54	19,200
SHF	A 1.00	20 0.80	8X12		96	14.26	1,100

PHOTO 02/21/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	3/10/2020	MR

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,034	DETAIL ADJ	0.875
$NLA(RCN)	$344	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,034		71.83	74,269
A	BAS	L	BAS AREA	1,034	1959	249.14	257,613
B	WDK	N	WOOD DECK	200		58.40	11,680
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN	355,909

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$227,800