

Key: 279

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LANE CAROL & VICTORIA & DRISCOLL RYAN 40 ORCHARD ST MEDFIELD, MA 02052				10E-53Q-X17				1340 MAIN ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LANE CAROL & VICTORIA & ANGELINA THEODOROU TRUST				11/20/2020	U	100,000	33497-332	
				1340 MAIN STREET REALTY T				11/20/2020	A	1	33497-326	
								01/26/2010	A	100	24325-75	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-783	08/31/2021	3	Renovations	15,000	05/11/2023	NF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

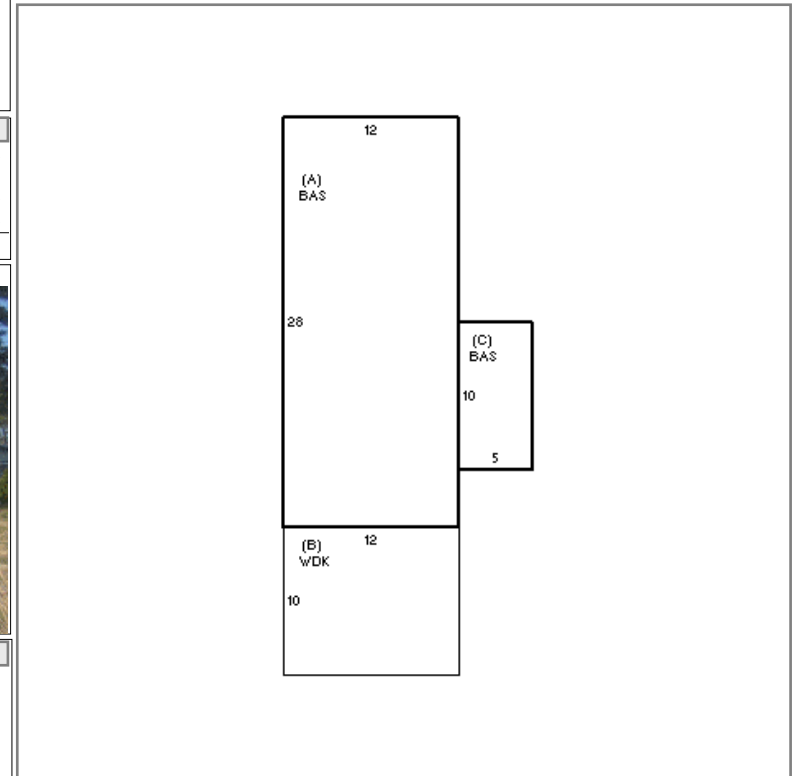
TOTAL	SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	263,900	167,100			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	263,900	167,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2016	WFF
MODEL	10		CONDO	LIST	6/29/2016	EST
STYLE	2	1.00	FREE STANDING [100%]	REVIEW	5/25/2023	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS
UNIT 17



YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	386	DETAIL ADJ	1.900	COMPLEX	3	WATERVIEW COLON	1.90
\$NLA(RCN)	\$795	OVERALL	1.000	UNIT MODEL	99	N/A	1.00
				VIEW/LOC	1	NONE	1.00
				HVAC	19	OTHER	1.00
				FUEL SOURCE	8	NONE	1.00
				FLOOR LEVEL	99	N/A	1.00
				NEIGHBORHOOD	1	MID-CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306.843
+	BAS	L	BAS AREA	386	1929	778.39	300,459	CONDITION ELEM	CD
B	WDK	N	ATT WOOD DECK	120		19.00	2,280	INTERIOR	G
								KITCHEN	G
								BATHS	G
								EXTERIOR	A

EFF.YR/AGE	1977 / 45
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$263,900