

Key: 5525

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.980

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SEASHELL ISLAND REALTY LLC 5 PEARLY LN FRANKLIN, MA 02038-1286				5D-42-F3				19 ISLAND VIEW LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SEASHELL ISLAND REALTY LL				11/21/2016	QS	580,000	30103-277					
RICHARD W LEBLANC III REV				12/11/2012	A	1	26936-43					
LEBLANC RICHARD W & ANGEL				09/07/2001	QS	350,000	14212-167					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,407	SC	1.00	1.00	549,750	2.00	1.00	R04	1.50		438,620

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	%
16-832	02/01/2017	98	SALES QUESTI				0	0
	12/12/2016	10	Reroof		04/20/2017	NF	100	100
	09/26/2016	3	Renovations		09/26/2016	APK	100	100
	03/12/2009	50	Meas & List			RRC	100	100
03-206	05/09/2003	4	Outbuildings	1,600			100	100

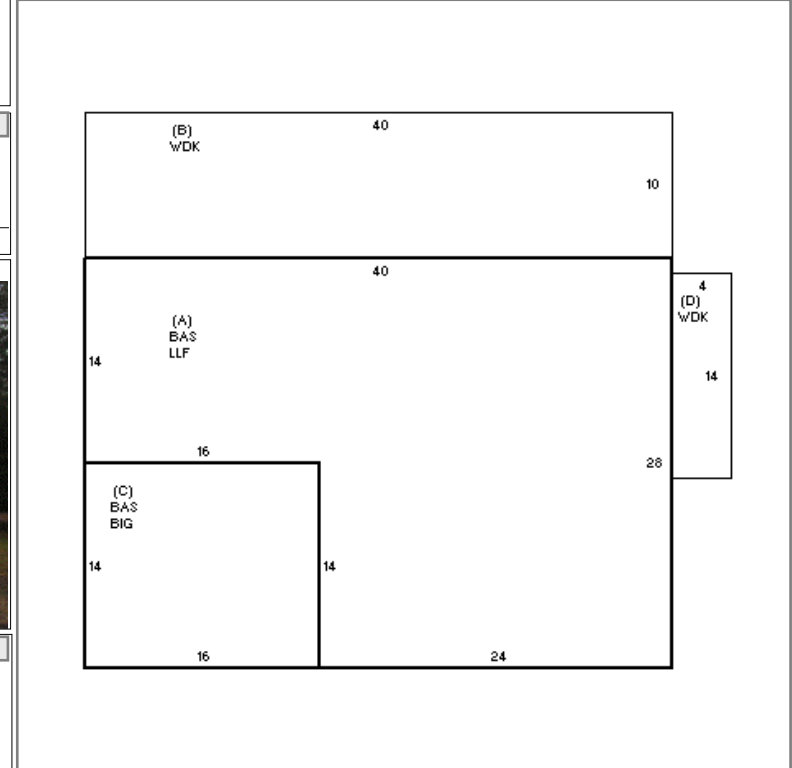
TOTAL	17,407 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	438,600	341,100
Inf1	100		BUILDING	376,200	346,400			
Inf2	100		DETACHED	1,200	1,100			
			OTHER	0	0			
<b>TOTAL</b>			<b>816,000</b>	<b>688,600</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	20 0.80 8X10	2003	80	18.29	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/22/2001	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/27/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,544
NET AREA	1,120	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	896		157.37	141,000	CONDITION ELEM	CD
\$NLA(RCN)	\$395	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,120	1972	213.83	239,494	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	456		58.40	26,630	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	224		89.00	19,936	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	F	F11	O	FPL 1S 1OP	1		7,477.00	7,477	BATHS	V
				INT. FINISH	2	DRYWALL	1.00	KIT	O	O	EXTRA KITCHEN	1		1,630.00	1,630	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES	1	1.00															
ROOMS	6	1.00															
BEDROOMS	3	1.00															
FULL BATHS	2	1.00															
1/2 BATHS	0	1.00															
FIXTURES	7	\$4,900															
UNITS	1	1.00															
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$376,200