

Key: 7627

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.140

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CAMPBELL RODERICK A & GREGOR D 6-33 ROCHESTER ST OTTAWA, K1R 7L3 CANADA		9J-7E-LP14	40 A LEONARD WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAMPBELL RODERICK A & GRE CAMPBELL EDITH M		08/22/2018 01/01/1979	A N	100 16,000	31479-325 2860-2

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	%
1984023	02/11/2010 02/01/1984	50 99	Meas & List n/a			RRC	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,760	MC	1.00	100	1.00	100	1.00	R02	1.00		302,840

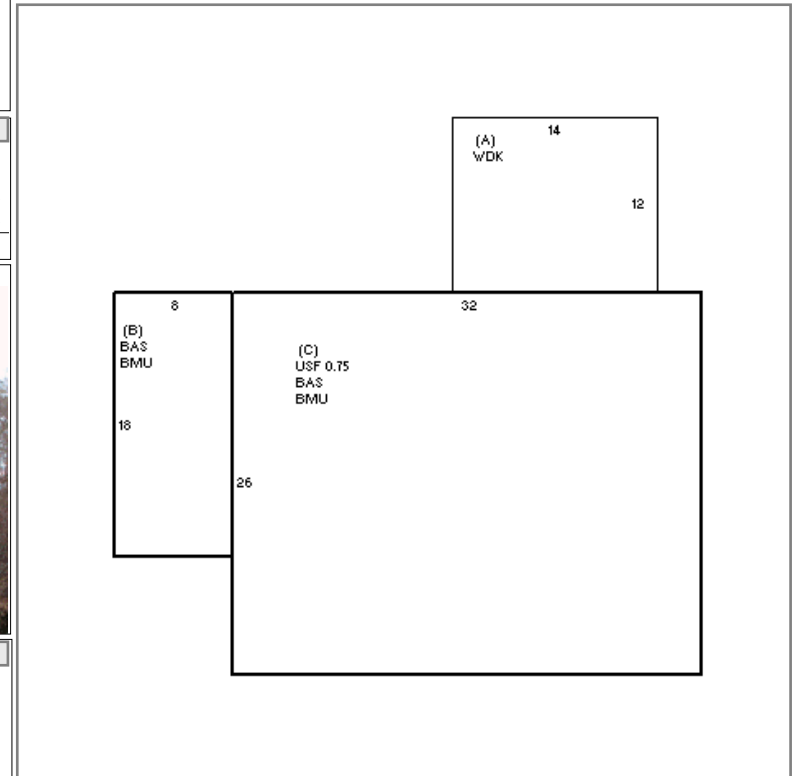
TOTAL	21,760 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	LAND	302,800	252,400			
Inf1	100		BUILDING	357,700	325,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	660,500	578,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/5/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/14/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	168		58.40	9,811
\$NLA(RCN)	\$302	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	976		72.80	71,054
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	976	1984	255.48	249,347
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	624	1984	216.78	135,272
				FLOOR COVER	32	CARPET/SOFTWD	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	3	ELECTRIC	1.00								



MEASURE	12/5/2019	NF
LIST	12/5/2019	EST
REVIEW	1/14/2020	MR

TOTAL RCN	483,430
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$357,700