Key: 1368

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.489

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEPARD LAWRENCE W & SUSAN M 59 N MAIN ST #1 SHERBORN, MA 01770	12J-1-13	653 ORLEANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEPARD LAWRENCE W & SUSAN	09/19/2016	T	575,000	29942-43
ROCANELLO SUZANNE B	12/30/1977	QS	59,500	2641-158

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/13/2022	72	I&E		04/12/2022	TCK	100	100
	02/05/2020	72	I&E				100	100
	12/20/2018	72	I&E				100	100
	01/05/2018	72	I&E				100	100
	02/06/2017	72	I&E				100	100

LAND

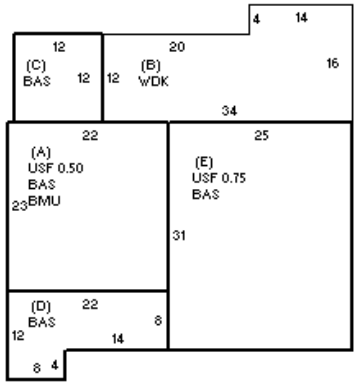
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,655	MC 1.00	100 1.00	100 1.00	342,678	1.40	MDW 1.10	MR1 0.85			292,750

TOTAL	26,655 SF	ZONING	R40	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	292,800	221,800
BUILDING	537,600	489,100
DETACHED	0	0
OTHER	104,300	94,800
TOTAL	**934,700**	**805,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/08/2012

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	21	1.00	ANTIQUE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	4/19/2022	MR

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	2,467	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,800
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	506		106.40	53,840
+	USF	L	UP-STRY FIN	834	1880	240.88	200,892
B	WDK	N	WOOD DECK	464		70.08	32,518
+	BAS	L	BAS AREA	1,633	1880	283.88	463,570
	F21	O	FPL 2S 1OP	1		12,451.20	12,451

TOTAL RCN	768,071

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

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$537,600

Key: 1368

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.490

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEPARD LAWRENCE W & SUSAN M 59 N MAIN ST #1 SHERBORN, MA 01770	12J-1-13	653 ORLEANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

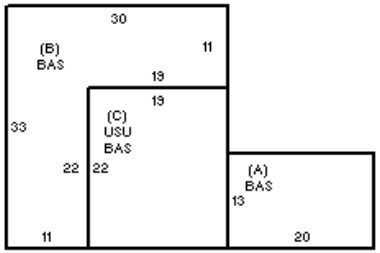
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	104,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/08/2012



BLDG COMMENTS

mst=woodstove

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	14	0.85	DET BLDG [100%]
QUALITY	-	0.80	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	4/7/2017	APK

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,250	DETAIL ADJ	0.646
$NLA(RCN)	$154	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
FULL BATHS	0	1.00
1/2 BATHS	0	1.00
FIXTURES	0	1.00
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	2	SOFTWOOD	1.00
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,250	1920	130.86	163,573
C	USU	N	UPPER STORY UNF	418		66.67	27,870
	MST	O	MASONRY STACK	1		1,654.40	1,654

TOTAL RCN	193,097

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

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$104,300