

Key: 1635

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.779

LEGAL

LAND

DETACHED

BUILDING

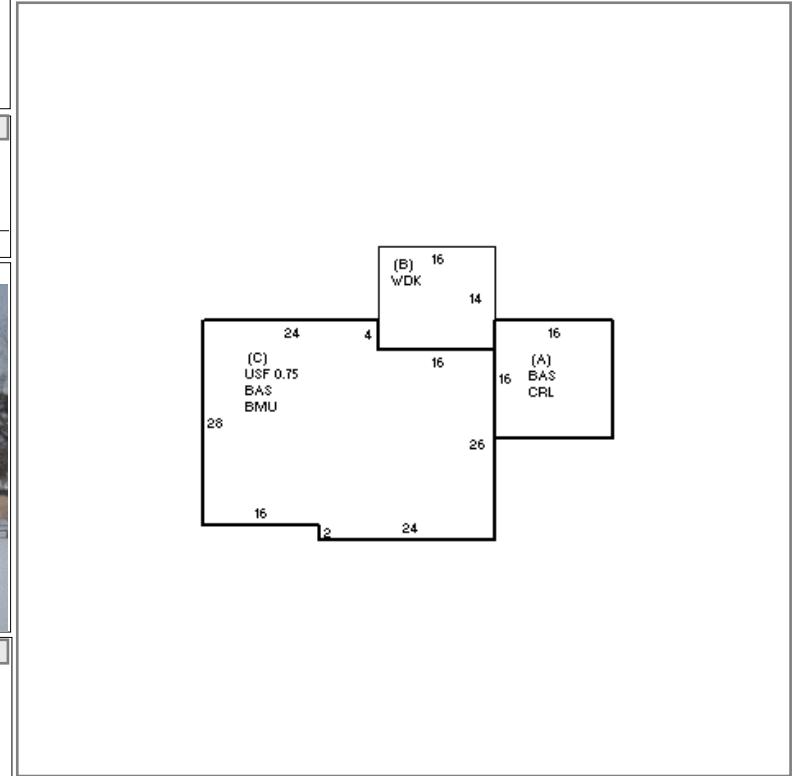
CURRENT OWNER		PARCEL ID		LOCATION	
LORDAN JAMES F 26 FAIRCHILD DR READING, MA 01867-1258		13C-26A-C4		35 CAPRI LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LORDAN JAMES F CONCANNO		09/25/1997 08/14/1992	99 A	85,500 1 (127518)	(145906)

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 %
18-606	08/06/2016	2	Additions	70,000	03/01/2019	TCK	100 100
	02/07/2004	50	Meas & List			RRC	100 100
03-014	01/01/2003	4	Outbuildings	3,000			100 100
1998230	10/28/1998	99	n/a				100 100
98-437	10/01/1998	1	New Construc	180,000			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	CH	1.00	1.00	1,374,375	2.98	1.00	R10	3.75		1,023,050

TOTAL	10,890 SF	ZONING	R40	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	1,023,100	852,500
Inf1	100		BUILDING	633,400	583,400			
Inf2	100		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	1,657,800	1,437,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10	2003	100	14.06	1,300



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/11/2022	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	754,020		
NET AREA	2,188	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	CRAWL SPACE	256		24.24	6,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$345	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,360	1999	297.69	404,861	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	224		70.08	15,698	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	1,104		81.52	89,993	KITCHEN	A		
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	C	USF	L	UP-STRY FIN	828	1999	252.60	209,154	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		F22	O	FPL 2S 2OP	1		17,436.00	17,436	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$633,400