

Key: 1638

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.781

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LENIHAN FAMILY TRUST LENIHAN RICHARD P & JANE M TRSTES 85 CAPRI LN CHATHAM, MA 02633		13C-29-C12		85 CAPRI LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LENIHAN FAMILY TRUST		05/01/2009	QS	1,700,000	(188444)
ROBERTS WILLIAM H		06/19/2000	A	100	(158091)
SHERMAN L ROBERTS TRUST A		04/04/1997	A		(144029)

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 %
21-624	08/31/2021	4	Outbuildings	5,960	02/08/2023	NF	100 100
11-297	08/04/2011	77	SOLAR PANELS	38,000	04/13/2012	MR	100 100
11-064	02/24/2011	3	Renovations	50,000	04/13/2012	MR	100 100
	01/24/2011	50	Meas & List			CE	100 100
10-301	08/23/2010	1	New Construc	900,000	04/13/2012	MR	100 100

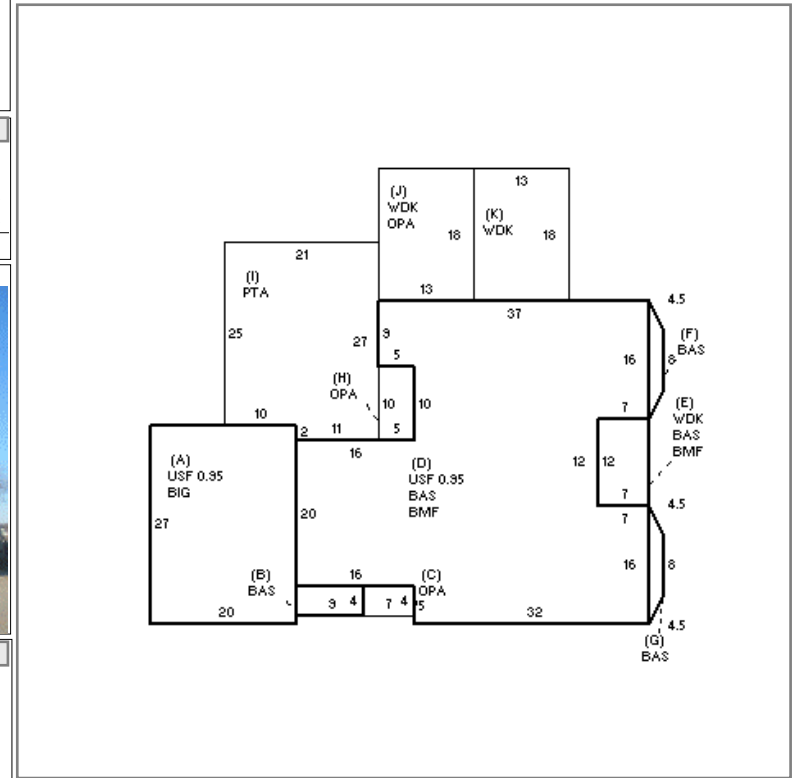
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,712	CH	1.00	1.00	3,481,750	1.31	1.00	1.00	PF2	9.50	3,012,120

TOTAL	28,712 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	3,012,100	2,642,100			
Inf1	100		BUILDING	1,585,200	1,459,000			
Inf2	100		DETACHED	3,700	2,400			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>4,601,000</b>	<b>4,103,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	V	1.50	30 0.70	2010	80	45.00	2,500
SHF	A	1.00	10 0.90	2022	96	14.26	1,200



BLDG COMMENTS  
APPROX 27 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	LIST
QUALITY	G	1.55	GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/10/2023 EMZ

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,975	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	540		120.42	65,027
\$NLA(RCN)	\$453	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,118	2010	302.70	641,125
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,857	2010	356.74	662,461
STORIES	1.95	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	312		117.95	36,802	
ROOMS	9	1.00	FLOOR COVER	16	HARDWD/OTHER	1.00	+	BMF	N	BSMT FINISH-SEP	1,773		168.33	298,449	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	I	PTA	N	PATIO/STOOP	547		27.74	15,176	
FULL BATHS	5	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	552		90.52	49,967	
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00		
FIXTURES	16	\$20,435						GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	
UNITS	1	1.00						ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	

TOTAL RCN	1,801,376
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,585,200