

Key: 5504

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.959

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
JOSEPH & ELLEN FERREIRA REVOCABLE TRUSTS 21 GROVE PL WINCHESTER, MA 01890				5D-23-D19A				66 LANTERN LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JOSEPH & ELLEN FERREIRA R				10/06/2010	A	1	24888-214					
FERREIRA JOSEPH R & ELLEN				03/16/2007	QS	382,000	21856-23					
LAMBRECHT LARS				10/04/2002	QS	320,000	15701-227					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,052	SC	1.00	1.00	476,450	3.19	1.00	1.00	R03	1.30	350,630

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	%
P2002260 1999249 99-446	03/12/2009	50	Meas & List			RRC	100	100
	02/23/2003	50	Meas & List			JB	100	100
	10/02/2002	99	n/a				100	100
	10/20/1999	99	n/a				100	100
	10/01/1999	99	n/a	90,000			100	100

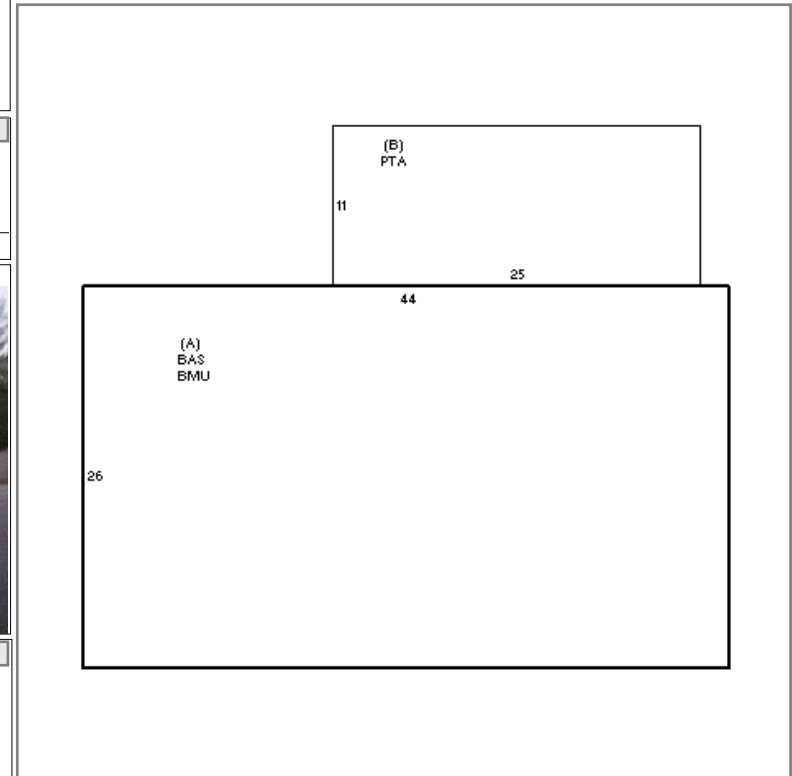
TOTAL	10,052 SF	ZONING	R20	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	350,600	292,200
Inf1	100		BUILDING	300,900	273,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	651,500	566,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/23/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/28/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,899
NET AREA	1,144	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		70.30	80,419		
\$NLA(RCN)	\$333	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,144	2000	246.78	282,321		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	275		17.90	4,923		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HT-WT/COOL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	5	1.00		
BEDROOMS	2	1.00		
FULL BATHS	2	1.00		
1/2 BATHS	0	1.00		
FIXTURES	6	\$4,282		
UNITS	1	1.00		

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

EFF.YR/AGE	2000 / 22
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$300,900
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