

Key: 6249

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.706

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARRY J LECOIRS JR IRREVOCABLE TRUST HARRINGTON LORI & LECOIRS STEVEN TRSTEES 28 PARTRIDGE LN LYNNFIELD, MA 01940-2560				7C-7-36A				155 CRANBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRY J LECOIRS JR IRREVO LECOIRS HARRY J & ELAINE				03/15/2016	A	1	29510-164				
				07/26/1979	QS	18,000	2957-205				

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	%
09-399	01/26/2010 10/30/2009	51 2	Meas Additions	99,000	01/26/2010	CE	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,600	SC	1.00	100	1.00	100	1.00	R05	1.60		434,820

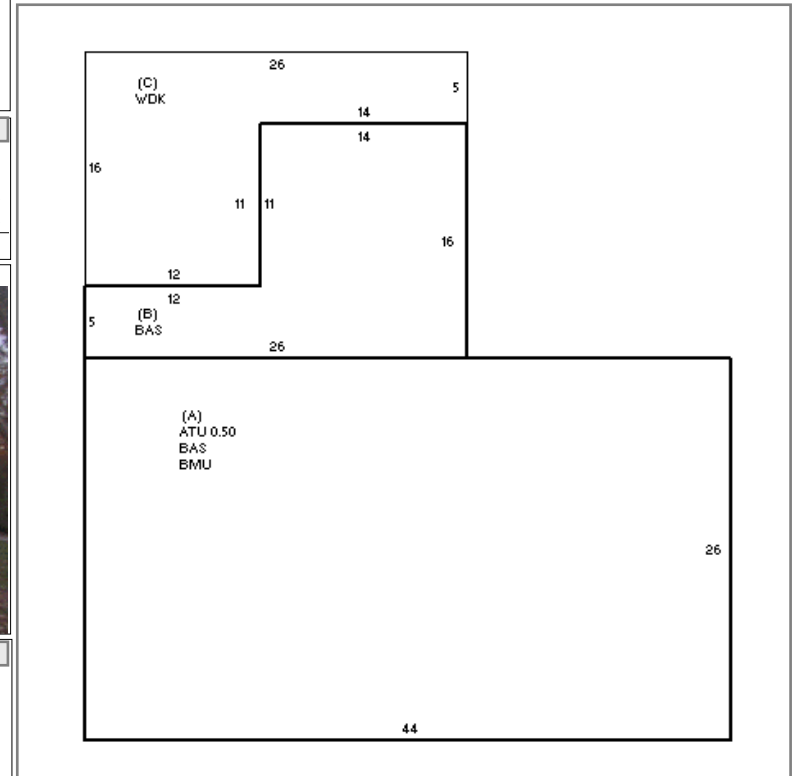
TOTAL	10,600 SF	ZONING	R20	FRNT	215	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N Stockwell El. ****ALSO RIGHT OF WAY TO 33' O PRIVATE WAY FOR COVE ACCESS BOATING, T BATHING, RECREATIONAL PURPOSES. E	LAND	434,800	362,300			
Inf1	100		BUILDING	429,500	390,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	864,300	753,200				

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/15/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/22/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$371	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	1	1.00		HEATING/COOL	2	HOT WATER	1.00
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	5	\$4,000					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		70.30	80,419
A	BAS	L	BAS AREA	1,144	1979	261.78	299,480
A	ATU	N	UNFIN ATTIC	572		78.50	44,902
B	BAS	L	BAS AREA	284	2009	261.79	74,347
C	WDK	N	WOOD DECK	262		58.40	15,301
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	530,302
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$429,500