

Key: 3880

## Town of CHATHAM - Fiscal Year 2019

9/5/2018

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SEQ #: 4.181

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| CURRENT OWNER                                                         |   |          |  |      |      |       |      |       |      | PARCEL ID        |  |      |     |       | LOCATION     |      |   |            |            |              |           |  |
|-----------------------------------------------------------------------|---|----------|--|------|------|-------|------|-------|------|------------------|--|------|-----|-------|--------------|------|---|------------|------------|--------------|-----------|--|
| SWENSON CO INC<br>JOHN E SWENSON<br>196 SHORE RD<br>CHATHAM, MA 02633 |   |          |  |      |      |       |      |       |      | 16E-15-3-0       |  |      |     |       | 196 SHORE RD |      |   |            |            |              |           |  |
|                                                                       |   |          |  |      |      |       |      |       |      | TRANSFER HISTORY |  |      |     |       | DOS          |      | T | SALE PRICE |            | BK-PG (Cert) |           |  |
|                                                                       |   |          |  |      |      |       |      |       |      | SWENSON CO INC   |  |      |     |       | 11/04/1959   |      | N |            |            | 1059-285     |           |  |
| CD                                                                    | T | AC/SF/UN |  | Nbhd |      | Infl1 |      | Infl2 |      | ADJ BASE         |  | SAF  |     | Infl3 |              | Lpi  |   | VC         | CREDIT AMT |              | ADJ VALUE |  |
| 103                                                                   | S | 80,000   |  | CI   | 1.00 | 100   | 1.00 | 100   | 1.00 | 2,228,200        |  | 1.00 | 100 | 1.00  | CBI          | 6.50 |   |            |            |              | 4,092,190 |  |
| 303                                                                   | A | 0.463    |  | CI   | 1.00 | 100   | 1.00 | 100   | 1.00 | 309,400          |  | 1.00 | 100 | 1.00  | CBI          | 6.50 |   |            |            |              | 143,250   |  |
|                                                                       |   |          |  |      |      |       |      |       |      |                  |  |      |     |       |              |      |   |            |            |              |           |  |

| TOTAL | 2.300 Acres | ZONING           | R40                 | FRNT | 283 | ASSESSED  | CURRENT   | PREVIOUS  |
|-------|-------------|------------------|---------------------|------|-----|-----------|-----------|-----------|
| Nbhd  | COMMERCIAL  | N<br>O<br>T<br>E | The Hawthorne Motel |      |     | LAND      | 4,235,400 | 4,235,400 |
| Inf1  | 100         |                  |                     |      |     | BUILDING  | 674,600   | 661,200   |
| Inf2  | 100         |                  |                     |      |     | DETACHED  | 8,900     | 8,800     |
|       |             |                  |                     |      |     | OTHER     | 274,100   | 262,700   |
| TOTAL |             |                  |                     |      |     | 5,193,000 | 5,168,100 |           |

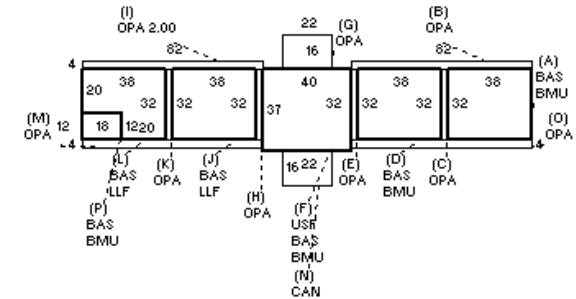
| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS  | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|--------|-----------|-------|
| APV | A    | 1.00 | 70 0.30  | 1980 | 10,000 | 1.80      | 5,400 |
| SN2 | G    | 1.20 | 20 0.80  | 1    | 9      | 76.08     | 500   |
| LH1 | L    | 0.80 | 70 0.30  |      | 6      | 1,646.56  | 3,000 |



BLDG COMMENTS  
THE HAWTHORNE INN

| BUILDING | CD | ADJ  | DESC               | MEASURE        |            |    |
|----------|----|------|--------------------|----------------|------------|----|
| MODEL    | 5  |      | CIM                | LIST<br>REVIEW | 11/19/2012 | DF |
| STYLE    | 43 | 1.15 | MOTEL/HOTEL [100%] |                |            |    |
| QUALITY  | +  | 1.10 | PLUS AVE [100%]    |                |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |                |            |    |

|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         |                |           |                                 |    |
|-------------|--------|------------|-------|--------------|-----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|-----------|---------------------------------|----|
| YEAR BLT    | 1959   | SIZE ADJ   | 1.000 | ELEMENT      | CD  | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 876,093   |                                 |    |
| NET AREA    | 10,040 | DETAIL ADJ | 1.240 | FOUNDATION   | 4   | FLR & WALL    | 1.00 | + | BMU | N | BSMT UNF    | 4,128 |      | 22.00     | 90,816  | CONDITION ELEM | CD        |                                 |    |
| \$NLA(RCN)  | \$87   | OVERALL    | 1.000 | EXT. COVER   | 12  | BRICK VEENEER | 1.05 | + | BAS | L | BASE AREA   | 6,344 | 1959 | 74.49     | 472,552 |                |           |                                 |    |
|             |        |            |       | ROOF SHAPE   | 1   | GABLE         | 1.00 | + | OPA | N | OPEN PORCH  | 2,376 |      | 19.03     | 45,215  |                |           |                                 |    |
|             |        |            |       | ROOF COVER   | 1   | ASPH/CMP SHIN | 1.00 | F | USF | L | UP-STRY FIN | 1,480 | 1959 | 74.49     | 110,242 |                |           |                                 |    |
| CAPACITY    |        |            |       | UNITS        | ADJ |               |      |   |     |   |             |       |      |           |         |                |           | EXTERIOR<br>INTERIOR<br>CDN/APP |    |
| STORIES     |        | 2          | 1.00  | FLOOR COVER  | 3   | W/W CARPET    | 1.00 | + | LLF | L | LOW-LEV FIN | 2,216 | 1959 | 63.70     | 141,154 |                |           |                                 |    |
| % HEATED    |        | 100        | 1.00  | INT. FINISH  | 2   | DRYWALL       | 1.00 | N | CAN | N | CANOPY      | 352   |      | 12.60     | 4,435   |                |           |                                 |    |
| % AIR COND  |        | 100        | 1.03  | HEATING/COOL | 8   | HEAT PUMP     | 1.03 |   | BMG | O | BSMT GARAGE | 1     |      | 1,714.00  | 1,714   |                |           |                                 |    |
| % SPRINKLER |        | 0          | 1.00  | FUEL SOURCE  | 2   | GAS           | 1.00 |   | F21 | O | FPL 2S 1OP  | 1     |      | 4,152.00  | 4,152   |                |           |                                 |    |
|             |        |            |       |              |     |               |      |   | F22 | O | FPL 2S 2OP  | 1     |      | 5,813.00  | 5,813   | EFF.YR/AGE     |           | 1992 / 25                       |    |
|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         | COND           | 23        | 23 %                            |    |
|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         | FUNC           | 0         |                                 |    |
|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         | ECON           | 0         |                                 |    |
|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         | DEPR           | 23        | % GD                            | 77 |
|             |        |            |       |              |     |               |      |   |     |   |             |       |      |           |         | RCNLD          | \$674,600 |                                 |    |



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| (A)<br>BAS | (B)<br>OPA | 18 |
| 140        |            |    |
| 4          |            |    |
| 140        |            |    |

|            |            |    |
|------------|------------|----|
| (A)<br>BAS | (B)<br>OPA | 18 |
| 140        |            |    |
| 4          |            |    |
| 140        |            |    |

|            |            |    |
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| (A)<br>BAS | (B)<br>OPA | 18 |
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Key: 3880

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9/5/2018

3:33 pm

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| CURRENT OWNER                                                         |   |          |      |        |      | PARCEL ID        |     |      |          | LOCATION     |            |            |              |
|-----------------------------------------------------------------------|---|----------|------|--------|------|------------------|-----|------|----------|--------------|------------|------------|--------------|
| SWENSON CO INC<br>JOHN E SWENSON<br>196 SHORE RD<br>CHATHAM, MA 02633 |   |          |      |        |      | 16E-15-3-0       |     |      |          | 196 SHORE RD |            |            |              |
|                                                                       |   |          |      |        |      | TRANSFER HISTORY |     |      |          | DOS          | T          | SALE PRICE | BK-PG (Cert) |
|                                                                       |   |          |      |        |      |                  |     |      |          |              |            |            |              |
| CD                                                                    | T | AC/SF/UN | Nbhd | Inf1   | Inf2 | ADJ BASE         | SAF | Inf3 | Lpi      | VC           | CREDIT AMT | ADJ VALUE  |              |
|                                                                       |   |          |      |        |      |                  |     |      |          |              |            |            |              |
| TOTAL                                                                 |   |          |      | ZONING | FRNT |                  |     |      |          |              | ASSESSED   | CURRENT    | PREVIOUS     |
| Nbhd                                                                  |   |          |      | NOTE   |      |                  |     |      | LAND     |              | 93,700     |            |              |
| Inf1                                                                  |   |          |      |        |      |                  |     |      | BUILDING |              |            |            |              |
| Inf2                                                                  |   |          |      |        |      |                  |     |      | DETACHED |              |            |            |              |
|                                                                       |   |          |      |        |      |                  |     |      | OTHER    |              |            |            |              |
|                                                                       |   |          |      |        |      |                  |     |      | TOTAL    |              |            |            |              |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

PHOTO 11/19/2012



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE        |            |    |
|----------|----|------|-------------------|----------------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST<br>REVIEW | 11/19/2012 | DF |
| STYLE    | 1  | 0.88 | RANCH [100%]      |                |            |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |                |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |                |            |    |

| YEAR BLT   | 1940  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN                                                 | 124,901 |
|------------|-------|------------|---------|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------------------------------------------------------|---------|
| NET AREA   | 828   | DETAIL ADJ | 0.840   | FOUNDATION   | 2  | SLAB           | 0.95 | A | BAS | L | BAS AREA    | 828   | 1940 | 140.98    | 116,734 | CONDITION ELEM CD                                         |         |
| \$NLA(RCN) | \$151 | OVERALL    | 1.000   | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | B | WDK | N | WOOD DECK   | 192   |      | 32.00     | 6,144   | EXTERIOR<br>INTERIOR<br>KITCHEN<br>BATHS<br>HEAT<br>ELECT |         |
| CAPACITY   |       |            |         | ROOF SHAPE   | 1  | GABLE          | 1.00 |   |     |   |             |       |      |           |         |                                                           |         |
|            |       |            |         | ROOF COVER   | 2  | WOOD SHIN      | 1.01 |   |     |   |             |       |      |           |         |                                                           |         |
|            |       |            |         | FLOOR COVER  | 34 | CARPET/ASPH TL | 1.00 |   |     |   |             |       |      |           |         |                                                           |         |
| STORIES    | 1     |            | 1.00    | INT. FINISH  | 2  | DRYWALL        | 1.00 |   |     |   |             |       |      |           |         | EFF.YR/AGE 1985 / 32                                      |         |
| ROOMS      | 0     |            | 1.00    | HEATING/COOL | 2  | HOT WATER      | 1.00 |   |     |   |             |       |      |           |         | COND 25 25 %<br>FUNC 0<br>ECON 0<br>DEPR 25 % GD 75       |         |
| BEDROOMS   | 2     |            | 1.00    | FUEL SOURCE  | 2  | GAS            | 1.00 |   |     |   |             |       |      |           |         |                                                           |         |
| FULL BATHS | 1     |            | 1.00    |              |    |                |      |   |     |   |             |       |      |           |         |                                                           |         |
| 1/2 BATHS  | 0     |            | 1.00    |              |    |                |      |   |     |   |             |       |      |           |         | RCNLD \$93,700                                            |         |
| FIXTURES   | 3     |            | \$2,023 |              |    |                |      |   |     |   |             |       |      |           |         |                                                           |         |
| UNITS      | 1     |            | 1.00    |              |    |                |      |   |     |   |             |       |      |           |         |                                                           |         |

