

Key: 3895

Town of CHATHAM - Fiscal Year 2019

9/5/2018

3:33 pm

SEQ #: 4.200

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID					LOCATION									
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116							16E-26-F12-0					297 SHORE RD									
							TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)				
							CBI OWNER LLC					06/24/2011		B	10		25527-1				
							CBI PC LLC & CBI NCA LLC					06/03/2006		J	119,000,000		(180230)				
							CBI NCA LLC, ATTN: RICHA					06/02/2006		J	42,804,300		21064-60				
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
103	S	137,650		CI		1.00	100	1.00	100	1.00	2,228,200	1.00	100	1.00	CBI	6.50			7,041,130		

TOTAL	3.160 Acres	ZONING	R40	FRNT	474	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE	Excellent Ocean View Unobstructed w/a			LAND	7,041,100	7,041,100
Infl1	100					BUILDING	9,307,700	8,681,400
Infl2	100					DETACHED	16,000	15,800
						OTHER	1,266,000	1,198,300
TOTAL						17,630,800	16,936,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C05	A	1.00	10 0.90	2009	216	13.90	2,700
LH1	A	1.00	50 0.50		6	2,058.20	6,200
SHF	G	1.20	10 0.90	8X12	96	15.34	1,300
GZB	V	1.50	20 0.80	6' 10 SIDE	180	39.94	5,800



BLDG COMMENTS

CHATHAM BARS INN MAIN INN 75 SEAT REST PLUS
BAR 2/07: NEW ELEVATORS (2), RETAIL, 2 BATHS,
PART KITCHEN

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM			
STYLE	39	1.69	RESTAURANT [58%]	LIST		
QUALITY	S	2.40	SUPERLATIVE [100%]	REVIEW	11/16/2012	DF
FRAME	1	1.00	WOOD FRAME [95%]			

YEAR BLT	1914	SIZE ADJ	1.000
NET AREA	52,229	DETAIL ADJ	1.730
\$NLA(RCN)	\$215	OVERALL	1.000

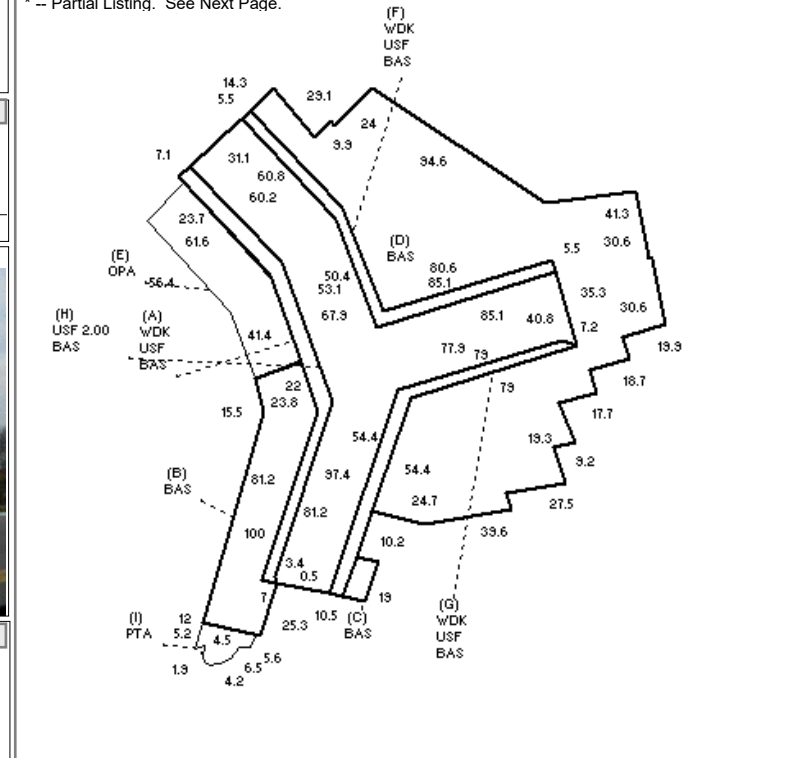
CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	100	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	3	GAMBRELL	1.01
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	36	CARPET/OTHER	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	4	STEAM	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	27,572	1914	204.49	5,638,190
+	USF	L	UP-STRY FIN	3,441	1914	204.49	703,649
+	WDK	N	WOOD DECK	3,441		39.60	136,264
B	BAS	L	BASE AREA	2,844	1914	204.49	581,569
E	OPA	N	OPEN PORCH	2,187		41.52	90,804
H	USF	L	UP-STRY FIN	18,372	1914	204.49	3,756,885
I	PTA	N	PATIO	300		11.76	3,528
BMF	N	BSMT FIN-SEP		100		86.37	8,637
BMU	N	BSMT UNF		1,540		22.00	33,880
PTA	N	PATIO		5,874		11.76	69,078
SPD	N	SPRKNK-DRY		53,582		1.30	69,657
ELP	O	PASSGR. ELEV.		2		46,500.00	93,000
F11	O	FPL 1S 1OP		1		2,989.00	2,989
F11	O	FPL 1S 1OP		1		2,989.00	2,989
F11	O	FPL 1S 1OP		1		2,989.00	2,989
F21	O	FPL 2S 1OP		2		4,152.00	8,304

TOTAL RCN	11,214,038
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2000 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$9,307,700

* -- Partial Listing. See Next Page.



CURRENT OWNER	PARCEL ID	LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116	16E-26-F12-0	297 SHORE RD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

[illegible]

TOTAL		ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E				LAND BUILDING DETACHED OTHER		
Inf1								
Inf2						TOTAL		

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL							
STYLE							
QUALITY							
FRAME							

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
\$NLA/(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
	F22	O	FPL 2S 2OP	1		5,813.00	5,813.00
	F22	O	FPL 2S 2OP	1		5,813.00	5,813.00

TOTAL RCN		
CONDITION ELEM		CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

[illegible]

* -- Partial Listing. See Previous Page.

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SEQ #: 4.202

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116	16E-26-F12-0	297 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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	597,000	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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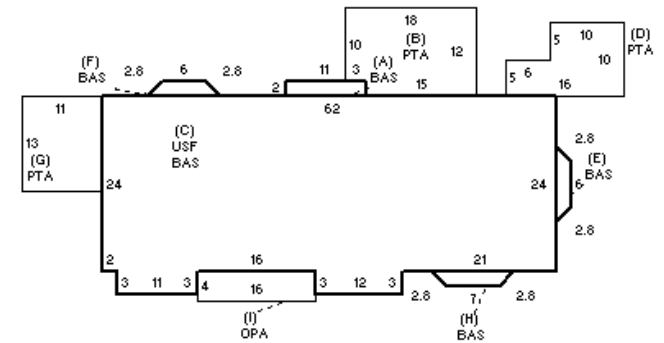
PHOTO 11/16/2012

BLDG COMMENTS
BLUE MIST COTTAGE

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	44	2.00	B&B/INN [100%]	LIST
QUALITY	V	1.60	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	5/23/2016 RJM

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,232	
NET AREA	3,186	DETAIL ADJ	2.010	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,629	1955	220.09	358,528	CONDITION ELEM	CD	
\$NLA(RCN)	\$226	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	PTA	N	PATIO	483		7.84	3,787			
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UP-STRY FIN	1,557	1955	220.09	342,682			
				ROOF COVER	2	WOOD SHINGLE	1.01	I	OPA	N	OPEN PORCH	64		27.69	1,772			
				FLOOR COVER	36	CARPET/OTHER	1.00		SPD	N	SPRKNK-DRY	3,199		1.30	4,159			
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	2		4,152.00	8,304			
				HEATING/COOL	11	HOT WT/COOL AIR	1.02											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
% HEATED		100	1.00															
% AIR COND		100	1.03															
% SPRINKLER		100	1.00															

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3000	100	HOTELS				2	3 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%



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CURRENT OWNER						PARCEL ID		LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116						16E-26-F12-0		297 SHORE RD			
						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E		LAND	395,900	
Infl1				BUILDING		
Infl2				DETACHED		
				OTHER		
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/16/2012

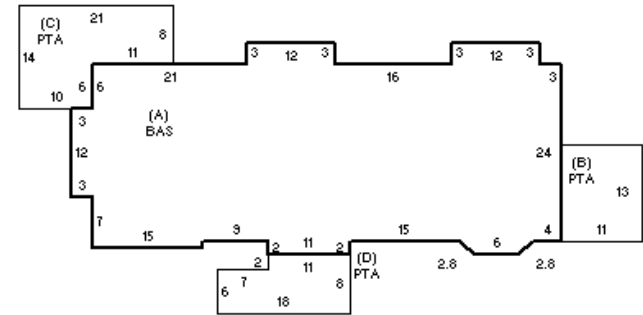


BLDG COMMENTS
EASTWIND COTTAGE

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	5/23/2016	RJM
STYLE	44	2.00	B&B/INN [100%]			
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476,944	
NET AREA	1,697	DETAIL ADJ	2.010	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,697	1954	276.98	470,027	CONDITION ELEM CD		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	PTA	N	PATIO	501		7.84	3,928	EXTERIOR INTERIOR CDN/APP		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		2,989.00	2,989			
				ROOF COVER	2	WOOD SHINGLE	1.01											
CAPACITY		UNITS	ADJ	FLOOR COVER	36	CARPET/OTHER	1.00											
STORIES		1	1.00	INT. FINISH	2	DRYWALL	1.00											
% HEATED		100	1.00	HEATING/COOL	11	HOT WT/COOL AIR	1.02											
% AIR COND		100	1.03	FUEL SOURCE	2	GAS	1.00											
% SPRINKLER		0	1.00															
EFF.YR/AGE 2000 / 17																		
COND		17	17 %															
FUNC		0																
ECON		0																
DEPR		17	% GD	83														
RCNLD		\$395,900																

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3000	100	HOTELS					3	4 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	



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BUILDING

CURRENT OWNER						PARCEL ID		LOCATION			
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						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND BUILDING DETACHED OTHER	273,100	
Infl1								
Infl2								
						TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/16/2012
								

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	5/23/2016	RJM
STYLE	44	1.79	B&B/INN [75%]			
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,033
NET AREA	900	DETAIL ADJ	1.800	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	676		22.00	14,872	CONDITION ELEM	CD
\$NLA(RCN)	\$366	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	676	1964	344.09	232,606	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	224	1964	344.09	77,076	INTERIOR	
				ROOF COVER	2	WOOD SHINGLE	1.01	D	PTA	N	PATIO	190		7.84	1,490	CDN/APP	
				FLOOR COVER	16	HARDWD/OTHER	1.00	F11	O	FPL 1S 10P	1		2,989.00	2,989			
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HOT WT/COOL AIR	1.02										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		0	1.00														
EFF.YR/AGE		2000 / 17															
COND		17	17 %														
FUNC		0															
ECON		0															
DEPR		17	% GD	83													
RCNLD		\$273,100															

