

Key: 2353

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.553

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
631 MAIN ST RE TRUST MAGNUSON LEONARD W & BETTY B TRSTES PO BOX 253 CHATHAM, MA 02633-0253				14E-142				631 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
631 MAIN ST RE TRUST				11/21/2002	A	1 (167353)					
MAGNUSON BETTY B				03/02/1983	H	1 (91125)					
BREWIN FRANK & BESSIE L				11/27/1957	N	17,000 (21321)					


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SMALL RETAIL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-706	01/09/2023	72	I&E				100 100
	08/31/2022	10	Reroof	25,000			0 0
	01/06/2022	72	I&E				100 100
	01/08/2021	72	I&E				100 100
	01/16/2020	72	I&E				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,662	CI	1.00	100	1,709,290	5.02	100	1.00	MS8	4.10	1,114,440

DETACHED

TOTAL	5,662 SF	ZONING	Gb1	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,114,400	914,300
Inf1	100		BUILDING	255,100	209,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,369,500</b>	<b>1,123,300</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/14/2012
									

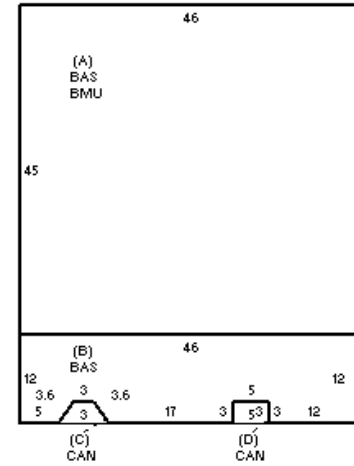
BUILDING	CD	ADJ	DESC	MEASURE	10/6/2016	APK
MODEL	5		CIM	LIST	10/6/2019	APK
STYLE	31	1.26	STORE(SM. RET) [100%]	REVIEW	10/6/2016	JN
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,243
NET AREA	2,592	DETAIL ADJ	1.195	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,070		31.13	64,439		
\$NLA(RCN)	\$137	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,070	1925	111.60	231,011		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	BAS	L	BASE AREA	522	1925	111.60	58,255		
				ROOF COVER	8	TAR & GRAVEL	1.00	+	CAN	N	CANOPY	30		17.93	538		
				FLOOR COVER	4	ASPH TILE	0.98										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	4	STEAM	1.01										
				FUEL SOURCE	2	GAS	1.00										

BUILDING

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR	A	
INTERIOR	A	
CDN/APP	E	

EFF.YR/AGE	1987 / 35	COND	28 28 %
FUNC	0		
ECON	0		
DEPR	28 % GD	72	
RCNLD		\$255,100	



BLDG COMMENTS
BEN FRANKLIN STORE