

Key: 2679

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.893

LEGAL

LAND

DETAILED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| BROADMEADOW 235 ORLEANS LLC c/o KEITH W BRADLEY MGR PO BOX 203 W CHATHAM, MA 02669-0203 | | | | 14H-15-E20 | | | | 235 ORLEANS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BROADMEADOW 235 ORLEANS L | | | | 06/24/2022 | QS | 1,000,000 | 35208-311 | | | | |
| ORLEANS ROAD NOMINEE TRUS | | | | 10/12/2016 | A | 1 | 29998-108 | | | | |
| MCDEVITT PATRICK & PHYLLI | | | | 01/02/2008 | QS | 1,040,000 | 22580-284 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 0310 | 67 | MULTI-USE COM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 22-862 | 10/25/2022 | 11 | Window Rplc | 5,000 | 06/28/2023 | PJK | 100 | 100 |
| 19-794 | 11/08/2019 | 3 | Renovations | 36,000 | 03/11/2021 | PJK | 100 | 100 |
| 19-397 | 06/06/2019 | 3 | Renovations | 81,417 | 03/11/2021 | PJK | 100 | 100 |
| | 05/30/2017 | 72 | I&E | | | | 0 | 100 |
| 17-185 | 03/20/2017 | 3 | Renovations | 5,800 | 06/21/2018 | PJK | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 103 | S | 21,780 | CI | 1.00 | 100 | 416,900 | 1.60 | 100 | 1.00 | OR2 | 1.00 | 333,520 |

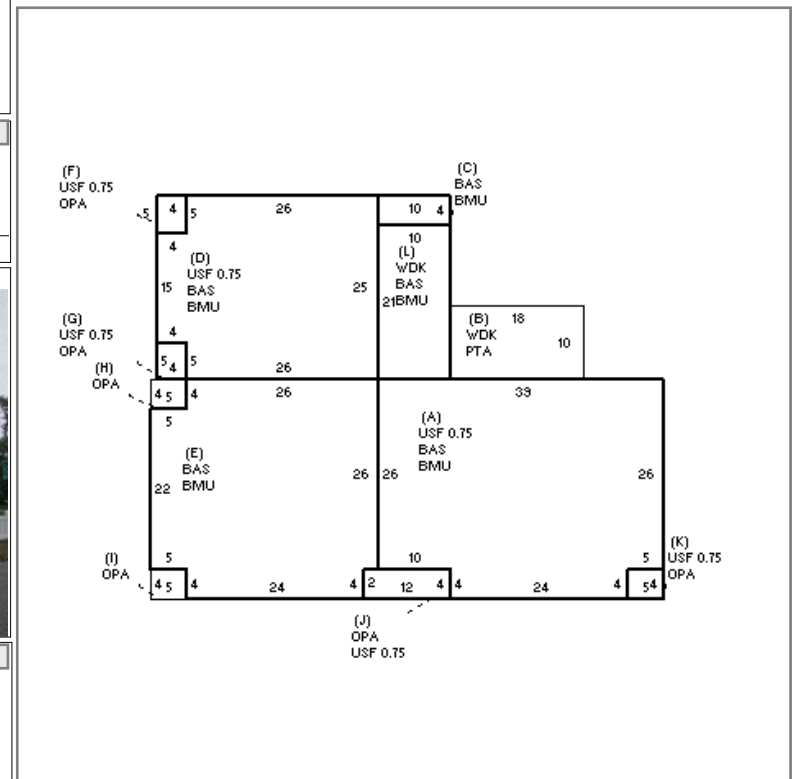
| TOTAL | 21,780 SF | ZONING | SB | FRNT | 130 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|---------|---------|----------|----------------|----------------|
| Nbhd | COMMERCIAL | NOTE | | | | LAND | 333,500 | 303,200 |
| Inf1 | 100 | | BUILDING | 637,200 | 655,200 | | | |
| Inf2 | 100 | | DETACHED | 11,100 | 10,600 | | | |
| | | | | | | OTHER | 0 | 0 |
| TOTAL | | | | | | | 981,800 | 969,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|-------|-----------|-------|
| APV | A | 1.00 | 30 0.70 | 1994 | 6,000 | 2.00 | 8,400 |
| SHF | A | 1.00 | 30 0.70 6X8 | | 48 | 16.25 | 500 |
| SN2 | A | 1.00 | 20 0.80 (6X3) + (2 X | | 22 | 70.60 | 1,200 |
| W03 | A | 1.00 | 20 0.80 | | 187 | 6.50 | 1,000 |



| BLDG COMMENTS |
|---------------|
| 1ST OFFICES |
| 2ND APTS |

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-----------------------|---------|-----------|-----|
| MODEL | 5 | | CIM | | | |
| STYLE | 20 | 1.41 | OFFICE BUILDING [67%] | LIST | | |
| QUALITY | G | 1.40 | GOOD [100%] | REVIEW | 5/30/2021 | PJK |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 816.872 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 4,398 | DETAIL ADJ | 1.433 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNF | 2,952 | | 28.30 | 83,542 | | |
| \$NLA(RCN) | \$186 | OVERALL | 1.000 | EXT. COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 2,070 | 1994 | 162.67 | 336,724 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | PTA | N | PATIO | 180 | | 8.82 | 1,588 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 390 | | 29.96 | 11,684 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | E | BAS | L | BASE AREA | 882 | 1994 | 162.67 | 143,474 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | OPA | N | OPEN PORCH | 148 | | 31.36 | 4,641 | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | + | USF | L | UP-STRY FIN | 45 | 1994 | 162.67 | 7,320 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | USF | L | UP-STRY FIN | 1,401 | 1994 | 162.67 | 227,899 | | |

| CONDITION ELEM | CD |
|----------------------|------------|
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |
| EFF.YR/AGE 2000 / 22 | |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$637,200 |