

Key: 2883

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.114

LEGAL

LAND

DETAILED

BUILDING

LOADING

CURRENT OWNER		PARCEL ID		LOCATION	
SHELL DRIVE DEVELOPMENT LLC NOW THE MCKAY FAM INVESTMENT TRUST PO BOX 823 DOVER, MA 02030		14K-15-W53		63 SHELL DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THE MCKAY FAM INVESTMENT		04/14/2023	O	9,200,000	(232729)
SHELL DRIVE DEVELOPMENT L		01/31/2022	B	1,825,000	(229026)
QBJKL LLC		12/05/2012	A	1	(65076)

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	60	2,539,845	1.00	MDW	1.10	OV5	10.50	2,332,270
300	A	1.931	NC	1.00	100	201,600	1.00	OV5	10.50			389,290

TOTAL	2.849 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE INFL1=WET 1/2 INT IN L54 BEACH AREA	LAND	2,721,600	2,091,200			
Infl1	60		BUILDING	2,572,900	0			
Infl2	100		DETACHED	135,800	0			
		OTHER		427,800	0			
		TOTAL		5,858,100	2,091,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	E	1.80	30 0.70 UC20X36SALTW	2022	720	76.01	38,300
PLH	V	1.50	30 0.70 UC14X20	2022	280	386.46	75,700
OPA	V	1.50	30 0.70 @PLH UC15X20	2022	300	24.90	5,200
PTD	V	1.50	10 0.90 @IPG 50X14	2022	700	16.95	10,700
PTD	V	1.50	10 0.90 @IPG 32X12	2022	384	16.95	5,900



BLDG COMMENTS		
LLF=	FAM RM, EX RM, BTH, FIN STRG, EX SINK	

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/8/2023	NF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	4,793	DETAIL ADJ	1.030
\$NLA(RCN)	\$767	OVERALL	1.000

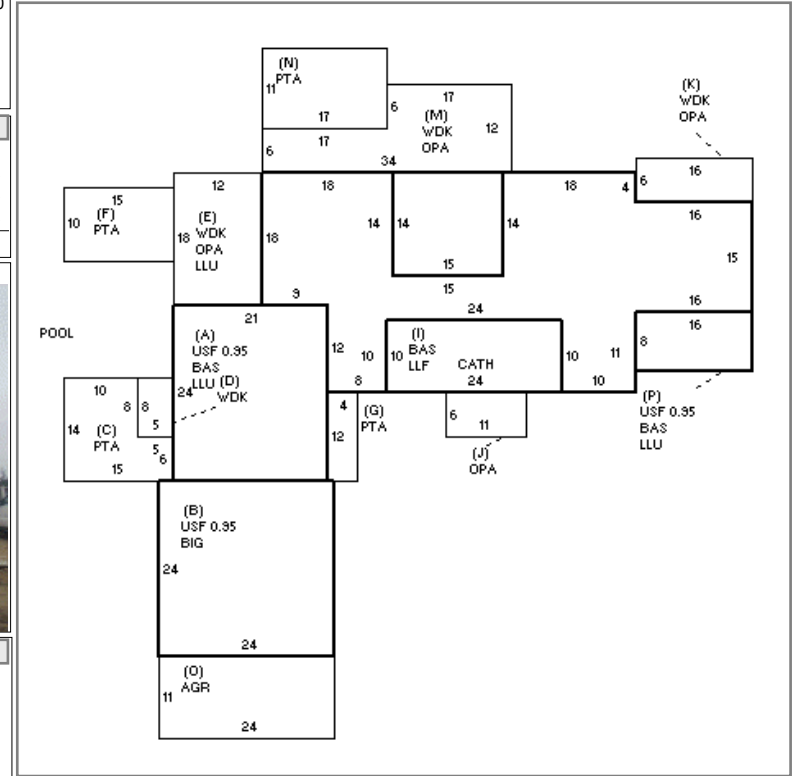
CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
FULL BATHS	6	1.00
1/2 BATHS	1	1.00
FIXTURES	27	\$52,283
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	848		291.33	247,046
+	BAS	L	BAS AREA	2,294	2022	517.05	1,186,116
+	USF	L	UP-STRY FIN	2,499	2022	438.74	1,096,400
B	BIG	N	BUILT-IN GARAGE	576		175.83	101,276
+	PTA	N	PATIO/STOOP	555		42.07	23,347
+	WDK	N	WOOD DECK	868		137.24	119,124
+	LLF	N	LOWER LEVEL FIN	1,662		380.51	632,409
+	OPA	N	OPEN PORCH	684		178.83	122,322
O	AGR	N	ATTACHED GARAGE	264		175.82	46,417
	F22	O	FPL 2S 2OP	1		34,145.50	34,146
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622

TOTAL RCN	3,675,506
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	30 UC
ECON	0
DEPR	30 % GD 70
RCNLD	\$2,572,900

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-180	02/24/2023	13	SH.MTL/FHAIR	8,000			100	100
22-926	12/15/2022	1	New Construc	475,000	03/08/2023	NF	50	50
22-59	08/02/2022	75	SPECIAL PERM		03/08/2023	NF	0	0
22-554	07/21/2022	6	Pools etc	80,000	03/08/2023	NF	70	70
22-609	07/19/2022	13	SH.MTL/FHAIR	50,000	03/08/2023	NF	100	100



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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.115

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
SHELL DRIVE DEVELOPMENT LLC NOW THE MCKAY FAM INVESTMENT TRUST PO BOX 823 DOVER, MA 02030		14K-15-W53	63 SHELL DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	427,800	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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26

(A)
USF 0.35
BAS
CRL

26

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/8/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	855,605	
NET AREA	1,318	DETAIL ADJ	1.030	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	676		56.18	37,981	CONDITION ELEM	CD	
\$NLA(RCN)	\$649	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	676	2022	645.86	436,600	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UP-STRY FIN	642	2022	548.03	351,835	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		17,571.00	17,571	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.95	1.00															
ROOMS		3	1.00															
BEDROOMS		2	1.00															
FULL BATHS		1	1.00															
1/2 BATHS		1	1.00															
FIXTURES		6	\$11,618															
UNITS		1	1.00															
																EFF.YR/AGE	2022 / 0	
																COND	0 0 %	
																FUNC	50 UC	
																ECON	0	
																DEPR	50 % GD 50	
																RCNLD	\$427,800	