

Key: 3058

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.309

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--|--------------|--|--|--|
| HAMILTON KATHERINE V 532 MAIN ST CHATHAM, MA 02633 | | | | 15D-33-77 | | | | 532 MAIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| HAMILTON KATHERINE V | | | | 02/23/2022 | H | 1 34925-67 | | 1 34925-67 | | | |
| MEIER WALTER J | | | | 06/24/1983 | A | 1 3779-226 | | 1 3779-226 | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------|--------|---------|
| 0310 | 70 | MULTI-USE COM | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | % |
| 22-942 | 01/18/2023 | 72 | I&E | | | | 100 100 |
| 22-970 | 12/07/2022 | 3 | Renovations | 15,000 | | | 0 0 |
| 22-874 | 11/16/2022 | 3 | Renovations | 8,000 | | | 0 0 |
| 22-626 | 11/10/2022 | 77 | SOLAR PANELS | 21,800 | | | 100 100 |
| | 08/09/2022 | 10 | Reroof | 6,000 | | | 0 0 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|-----|------|------------|-----------|
| 103 | S | 7,256 | CI | 1.00 | 100 | 1,709,290 | 4.00 | 100 | MS8 | 4.10 | | 1,139,470 |

| TOTAL | 7,256 SF | ZONING | Gb1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|------|-----------|-----------|---------|----------|
| Nbhd | COMMERCIAL | NOTE | LAND | | 1,139,500 | 934,800 | | |
| Inf1 | 100 | | BUILDING | | 476,400 | 395,700 | | |
| Inf2 | 100 | | DETACHED | | 11,900 | 11,300 | | |
| | | | OTHER | | 0 | 0 | | |
| | | | TOTAL | | 1,627,800 | 1,341,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| APV | A | 1.00 | 10 0.90 | 1988 | 6,600 | 2.00 | 11,900 |



| BLDG COMMENTS | CHATHAM JEWELERS |
|---------------|------------------|
|---------------|------------------|

| BUILDING | CD | ADJ | DESC | MEASURE | REVIEW |
|----------|----|------|----------------------|---------|--------------|
| MODEL | 5 | | CIM | | |
| STYLE | 31 | 1.32 | STORE(SM. RET) [74%] | LIST | |
| QUALITY | + | 1.10 | PLUS AVE [100%] | REVIEW | 7/3/2017 RJM |
| FRAME | 99 | 1.00 | N/A [100%] | | |

| YEAR BLT | 1951 | SIZE ADJ | 1.000 |
|-------------|-------|------------|-------|
| NET AREA | 5,480 | DETAIL ADJ | 1.303 |
| \$NLA(RCN) | \$119 | OVERALL | 1.100 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| % HEATED | 100 | 1.00 | |
| % AIR COND | 100 | 1.03 | |
| % SPRINKLER | 0 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|-----------------|------|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT. COVER | 15 | CC - BLOCK | 0.98 |
| ROOF SHAPE | 4 | FLAT/SHED | 0.98 |
| ROOF COVER | 11 | MEMBRANE | 1.02 |
| FLOOR COVER | 43 | ASPH TL/CARPET | 1.00 |
| INT. FINISH | 12 | PLASTR/DRYWLI | 1.00 |
| HEATING/COOL | 11 | HOT WT/COOL AIR | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | LLF | L | LOW-LEV FIN | 1,880 | 1951 | 104.01 | 195,545 |
| + | USF | L | UP-STRY FIN | 1,440 | 1951 | 121.94 | 175,589 |
| + | BAS | L | BASE AREA | 2,160 | 1951 | 121.94 | 263,382 |
| | VLT | N | VAULT | 60 | | 203.83 | 12,230 |
| | F21 | O | FPL 2S 10P | 1 | | 5,907.00 | 5,907 |

| TOTAL RCN | 652,652 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |
| EFF.YR/AGE | 1990 / 32 |
| COND | 27 27 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 27 % GD 73 |
| RCNLD | \$476,400 |

