

Key: 3078

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.330

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KNP REALTY TRUST CHANG ALBERT H TRUSTEE 468 MAIN ST CHATHAM, MA 02633				15D-48-89				470 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KNP REALTY TRUST				12/26/2012	A	1 26981-266					
CHANG REALTY TRUST LLC				03/18/2008	A	10 22759-320					
CHANG REALTY TRUST				09/19/1988	A	1 6442-82					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	55	MULTI-USE COM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
05-433	03/13/2017	72	I&E				0 100
	01/26/2006	50	Meas & List			RRC	100 100
	09/16/2005	99	n/a	5,000			100 100
	03/05/2004	50	Meas & List			RRC	100 100
03-049	02/03/2003	3	Renovations	10,000			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,150	CI	1.00	100	1,709,290	2.13	100	MS8	4.10		1,263,340

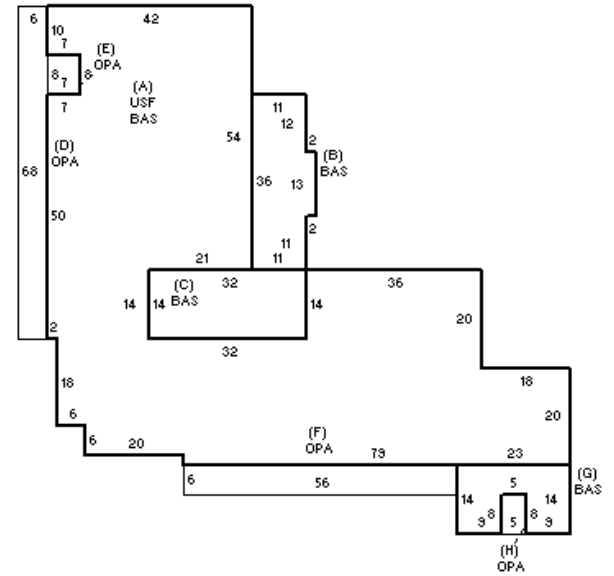
TOTAL	15,150 SF	ZONING	Gb2	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE			LAND	1,263,300	1,036,400	
Inf1	100		BUILDING	1,525,300	1,249,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		2,788,600	2,286,100	

DETACHED

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



BLDG COMMENTS
BRICK BLOCK RETAIL STORES & APTS: BRICK BLOCK BURGERS/FRESH ROAST BRICK BLOCK MEALS TO GO/SOFT AS A GRAPE/FAT FACE UPPR FLR FUNC (APTS)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	10/10/2012	DF
MODEL	5		CIM				
STYLE	31	1.37	STORE(SM. RET) [55%]	LIST			
QUALITY	V	1.60	VERY GOOD [100%]	REVIEW			
FRAME	2	1.00	MASONRY [100%]				

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,148,344		
NET AREA	12,240	DETAIL ADJ	1.422	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	6,696	1900	172.81	1,157,154	CONDITION ELEM	CD		
\$NLA(RCN)	\$176	OVERALL	1.100	EXT. COVER	12	BRICK VEENEER	1.05	A	USF	L	UP-STRY FIN	5,544	1900	172.81	958,074	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	840		39.42	33,117	INTERIOR			
				ROOF COVER	5	SLATE	1.02											CDN/APP	
				FLOOR COVER	41	ASPH TL/HARDWD	1.00												
				INT. FINISH	12	PLASTR/DRYWLI	1.00												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES		2	1.00															COND	29 29%
% HEATED		100	1.00															FUNC	0
% AIR COND		0	1.00															ECON	0
% SPRINKLER		0	1.00															DEPR	29 % GD 71
																RCNLD	\$1,525,300		