

Key: 3117

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.373

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NICKERSON VIRGINIA T 30 BITTERSWEET LN N CHATHAM, MA 02650				15D-83-58				521 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NICKERSON VIRGINIA T				02/13/2004	A	1 18221-170					
J & V REALTY TRUST				05/14/1984	A	1 4106-223					
NICKERSON LAURIE				08/26/1946	A	1 653-567					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/31/2023	72	I&E				100	100
	01/13/2022	72	I&E				100	100
	01/06/2021	72	I&E				100	100
	01/21/2020	72	I&E				100	100
	01/17/2019	72	I&E				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	11,307	CI	1.00	100	1,709,290	2.71	100	1.00	MS8	4.10	1,203,050

TOTAL	11,307 SF	ZONING	Gb1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,203,100	987,000
Inf1	100		LAND	157,200	128,800			
Inf2	100		DETACHED	3,700	3,600			
			OTHER	277,900	227,700			
						<b>TOTAL</b>	<b>1,641,900</b>	<b>1,347,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	2,700	2.00	1,600
SN2	G	1.20	20 0.80 2X2		4	84.72	300
SN2	G	1.20	20 0.80 3X5		15	84.72	1,000
SN2	G	1.20	20 0.80 3X4		12	84.72	800

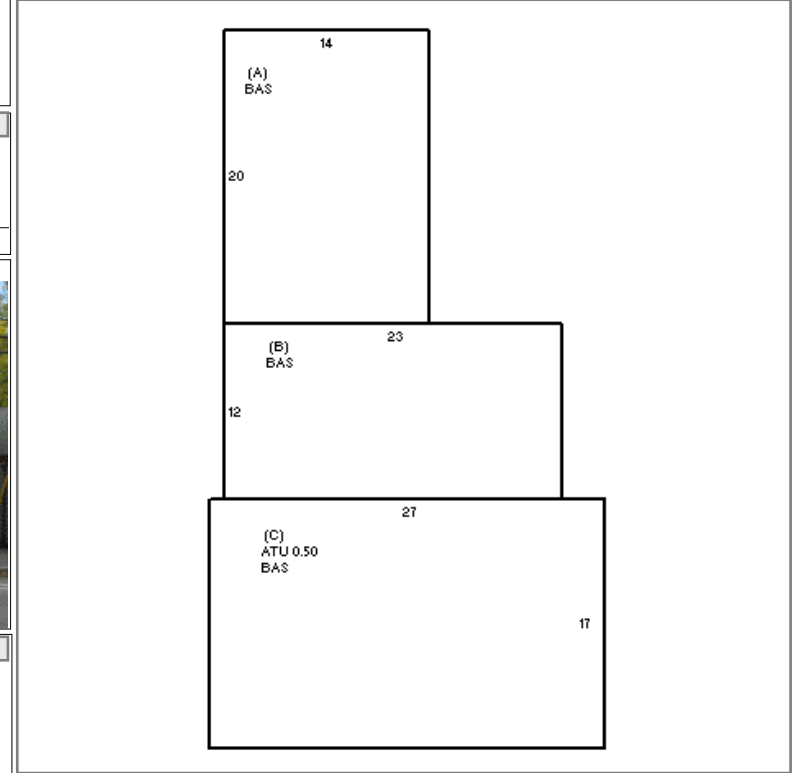


BLDG COMMENTS  
THE FISHERMAN'S DAUGHTER 521 MAIN ST

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	31	1.26	STORE(SM. RET) [100%]	REVIEW	10/10/2012	DF
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1848	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,015	DETAIL ADJ	1.232	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,015	1848	214.64	217,859
\$NLA(RCN)	\$218	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	C	ATU	N	ATTIC UNFIN	230		15.51	3,567
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	221,427	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		CDN/APP	
EFF.YR/AGE	1985 / 37		
COND	29 29 %		
FUNC	0		
ECON	0		
DEPR	29 % GD	71	
RCNLD		\$157,200	



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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SMALL RETAIL				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

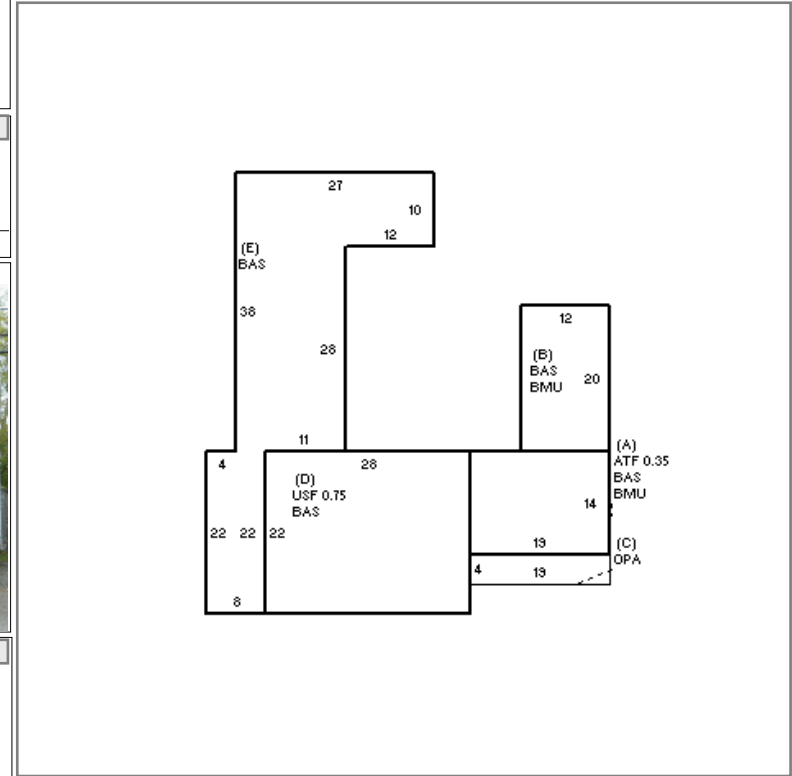
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	277,900	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	5		CIM				
STYLE	31	1.26	STORE(SM. RET) [100%]	LIST			
QUALITY	+	1.10	PLUS AVE [100%]	REVIEW	10/10/2012		DF
FRAME	1	1.00	WOOD FRAME [100%]				

**BLDG COMMENTS**  
 CHATHAM CHILDREN SHOP & CHATHAM TOYS 515  
 MAIN ST CHATHAM INTERIORS 515A MAIN ST  
 FORMLEY JACK & WILLS 515A MAIN ST

YEAR BLT	1849	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,457
NET AREA	2,543	DETAIL ADJ	1.310	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	506		31.13	15,752	CONDITION ELEM	CD
\$NLA(RCN)	\$154	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISHED	93	1849	56.15	5,222	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	76		27.11	2,060	INTERIOR	
STORIES	1.75	1.00		ROOF COVER	2	WOOD SHINGLE	1.01	+	BAS	L	BASE AREA	1,988	1849	150.38	298,949	CDN/APP	
% HEATED	100	1.00		FLOOR COVER	26	SOFTWD/OTHER	1.00	D	USF	L	UP-STRY FIN	462	1849	150.38	69,474		
% AIR COND	75	1.02		INT. FINISH	1	PLASTER	1.04										
% SPRINKLER	0	1.00		HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1985 / 37
																COND	29 29 %
																FUNC	0
																ECON	0
																DEPR	29 % GD 71
																RCNLD	\$277,900