

Key: 3795

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.135

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| INN PARTNERS LLC 723 EASTLAWN DR CELEBRATION, FL 34747-4215 | | | | 16C-83-67 | | | | 359 MAIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| INN PARTNERS LLC | | | | 07/29/2015 | C | 4,100,000 | 29043-106 | | | | |
| 359 MAIN STREET LLC | | | | 12/03/2013 | QS | 3,050,000 | 27861-131 | | | | |
| DEFORD PROPERTIES LLP | | | | 01/06/1999 | QS | 1,550,000 | 11972-228 | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|----------|------------|-------------|--------------|--------|------------|--------|---------|
| 3020 | 100 | INNS | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 19-285 | 04/24/2019 | 13 | SH.MTL/FHAIR | 6,000 | 06/11/2020 | PJK | 100 100 |
| 19-154 | 03/11/2019 | 2 | Additions | 98,000 | 06/11/2020 | PJK | 100 100 |
| SP18-103 | 02/07/2019 | 75 | SPECIAL PERM | | 03/12/2019 | TCK | 100 100 |
| 18-135 | 02/14/2018 | 3 | Renovations | 5,000 | 03/12/2019 | TCK | 100 100 |
| 17-571 | 09/05/2017 | 99 | n/a | 1,000 | 06/21/2018 | PJK | 100 100 |

DETACHED

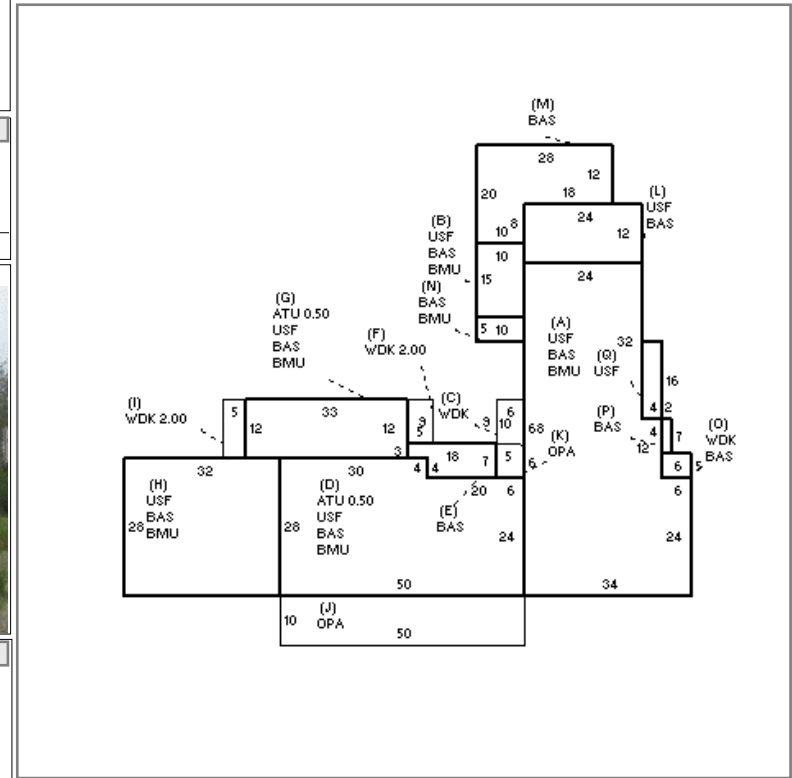
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 103 | S | 41,903 | CI | 1.00 | 100 | 1,709,290 | 1.02 | 100 | 1.00 | MS8 | 4.10 | 1,683,240 |

| TOTAL | 41,903 SF | ZONING | Gb1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|-----------|-----------|--------------|------------------|------------------|
| Nbhd | COMMERCIAL | NOTE | | | | LAND | 1,683,200 | 1,380,900 |
| Inf1 | 100 | | BUILDING | 3,811,800 | 3,122,900 | | | |
| Inf2 | 100 | | DETACHED | 1,200 | 1,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 5,496,200 | 4,505,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SN2 | E | 1.80 | 20 0.80 3X4 | | 12 | 127.08 | 1,200 |



BLDG COMMENTS
9/30/14: THE INN AT 359 MAIN ST CHATHAM & WINE BAR. Previously THE CRANBERRY INN = 16 ROOMS 3 SUITES+RESTAURANT/WINE BAR, HAS FULL LIQUOR LICENSE, CALLS ITSELF BOUTIQUE



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-------------------|-------------|----------|----|
| MODEL | 5 | | CIM | LIST REVIEW | 6/5/2019 | TD |
| STYLE | 44 | 2.20 | B&B/INN [100%] | | | |
| QUALITY | E | 2.00 | EXCELLENT [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1830 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|--------|------------|-------|--------------|----|-----------------|------|-----|-----|-------------|-------------|-------|-----------|-----------|-----------|
| NET AREA | 10,624 | DETAIL ADJ | 2.189 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNF | 4,732 | | 31.13 | 147,308 |
| \$NLA(RCN) | \$362 | OVERALL | 1.100 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | USF | L | UP-STRY FIN | 150 | 1830 | 337.36 | 50,603 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 295 | | 47.08 | 13,889 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | ATU | N | ATTIC UNFIN | 858 | | 15.51 | 13,308 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 0.95 | + | BAS | L | BASE AREA | 4,792 | 1830 | 337.36 | 1,616,612 |
| | | | | INT. FINISH | 1 | PLASTER | 1.04 | + | OPA | N | OPEN PORCH | 542 | | 49.28 | 26,710 |
| | | | | HEATING/COOL | 11 | HOT WT/COOL AIR | 1.02 | L | BAS | L | BASE AREA | 288 | 2017 | 337.36 | 97,159 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | L | USF | L | UP-STRY FIN | 288 | 2017 | 337.36 | 97,159 |
| | | | | | | | | M | BAS | L | BASE AREA | 416 | 2018 | 337.36 | 140,340 |
| | | | | | | | | + | BAS | L | BASE AREA | 94 | 1830 | 337.36 | 31,712 |
| | | | | | | | | + | USF | L | UP-STRY FIN | 4,596 | 1830 | 337.36 | 1,550,490 |
| | | | | | | | | F21 | O | FPL 2S 1OP | 2 | | 5,907.00 | 11,814 | |
| | | | | | | | | F22 | O | FPL 2S 2OP | 3 | | 8,270.17 | 24,811 | |
| | | | | | | | | F33 | O | FPL 3ST 3OP | 2 | | 14,177.35 | 28,355 | |

| TOTAL RCN | 3,850,267 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | E |
| INTERIOR | E |
| CDN/APP | E |
| EFF.YR/AGE | 2021 / 1 |
| COND | 1 1 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 1 % GD 99 |
| RCNLD | \$3,811,800 |