

Key: 3833

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.183

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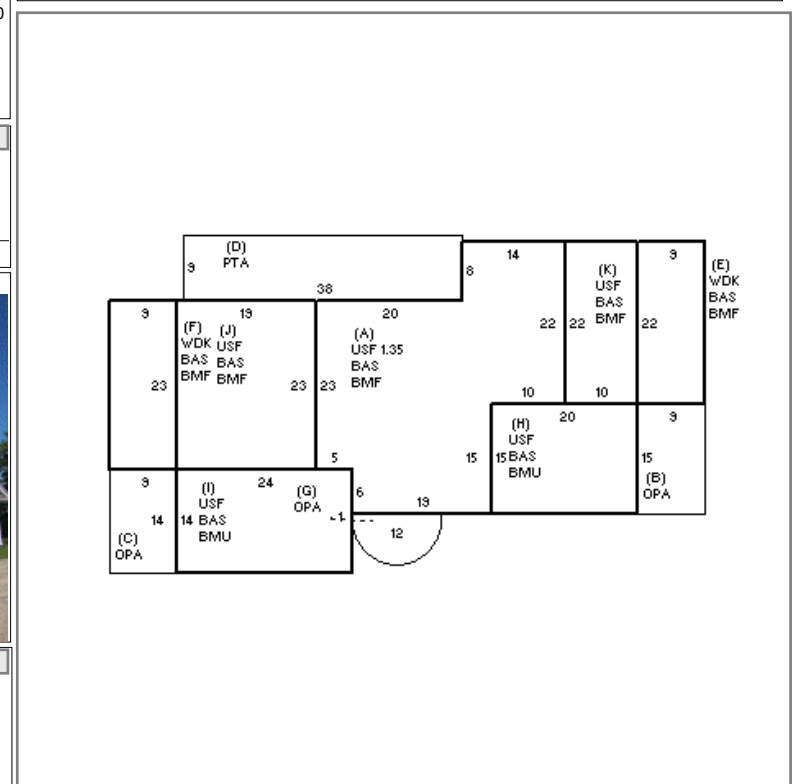
| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------|----|------------|---------------|--------------|--|--|--|
| CASHMAN GILLIS S & LORI W 100 OTIS ST HINGHAM, MA 02043-1864 | | | | | | | | | | 16D-30-24 | | | | 103 SHORE RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | T | SALE PRICE | BK-PG (Certs) | | | | |
| CASHMAN GILLIS S & LORI W | | | | | | | | | | 01/17/2019 | QS | 9,250,000 | 31786-331 | | | | |
| SEBASTIAN JOHN A & ALISSA | | | | | | | | | | 06/19/2018 | A | 1 | 31349-172 | | | | |
| 103 SHORE ROAD NOMINEE TR | | | | | | | | | | 12/21/2012 | O | 3,175,000 | 26977-31 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|-----------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 14-3833 | 04/16/2019 | 98 | SALES QUESTI | | | | 100 | 100 |
| 13-606 | 06/24/2014 | 6 | Pools etc | 89,150 | 06/20/2016 | WFF | 100 | 100 |
| 13-607 | 11/12/2013 | 5 | Demolitions | 35,000 | 04/09/2014 | MR | 100 | 100 |
| 13-568 | 11/12/2013 | 1 | New Construc | 2,100,000 | 06/20/2016 | WFF | 100 | 100 |
| | 10/24/2013 | 1 | New Construc | 535,000 | 04/09/2014 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|-------|------------|-----------|
| 100 | S | 40,000 | CH | 1.00 | 100 | 1.00 | 100 | 1.00 | W11 | 13.00 | | 4,375,110 |
| 300 | A | 0.069 | CH | 1.00 | 100 | 1.00 | 100 | 1.00 | W11 | 13.00 | | 17,220 |

| TOTAL | 42,988 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|------------------|-------------------|-------------------|-----------|----------|-----------|-----------|
| Nbhd | CHATHAM | N O T E | Ocean View | | | LAND | 4,392,300 | 3,660,100 |
| Inf1 | 100 | | BUILDING | 8,152,100 | 7,270,800 | | | |
| Inf2 | 100 | | DETACHED | 119,600 | 113,900 | | | |
| | | | OTHER | 1,211,300 | 1,114,700 | | | |
| TOTAL | | | 13,875,300 | 12,159,500 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|--------------|-------|-----------|-----------|--------|
| IPG | S | 3.00 | 10 0.90 | 20X40HEATED | 2014 | 800 | 113.07 | 81,400 |
| PTD | E | 1.80 | 10 0.90 | 26X28 | 2014 | 728 | 20.34 | 13,300 |
| WDK | E | 1.80 | 10 0.90 | ROOF DECK 15 | 2014 | 225 | 29.88 | 6,100 |
| HTB | S | 3.00 | 10 0.90 | | 2014 | 1 | 19,694.70 | 17,700 |
| SHF | A | 1.00 | 10 0.90 | | 2014 | 80 | 15.24 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/20/2016 | WFF |
|----------|----|------|--------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2015 | MW |
| STYLE | 19 | 1.30 | NEW STYLE [100%] | REVIEW | 11/28/2017 | APK |
| QUALITY | S | 4.95 | SUPERLATIVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
LLF=3 ROOMS/1 FULL BATH/WINE CELLAR (LLF FOR QUALITY OF FINISH)

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| YEAR BLT | 2014 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 8,860,931 | | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|-----------------|-------------|----------------|----------|----------|------|----------|-----|---------|---|-------|------|------|---|-------|---|---------|
| NET AREA | 5,148 | DETAIL ADJ | 1.352 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMF | N | BSMT FINISH-SEP | 1,980 | | 537.57 | 1,064,389 | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$1,721 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 2,616 | 2014 | 1,461.66 | 3,823,692 | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | USF | L | UP-STRY FIN | 2,532 | 2014 | 1,240.26 | 3,140,344 | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | + | OPA | N | OPEN PORCH | 330 | | 376.70 | 124,309 | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | PTA | N | PATIO/STOOP | 342 | | 88.61 | 30,304 | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | + | WDK | N | WOOD DECK | 405 | | 289.08 | 117,077 | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | + | BMU | N | BSMT UNFINISHED | 636 | | 405.50 | 257,900 | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | WDK | N | WOOD DECK | 160 | | 289.08 | 46,253 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | F21 | O | FPL 2S 1OP | 2 | 51,361.20 | 102,722 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | GEN | O | GENERATOR | 1 | 0.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | GFP | O | GAS LOG/FP/E FP | 1 | 30,798.90 | 30,799 | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | A | INTERIOR | A | KITCHEN | A | BATHS | A | HEAT | A | ELECT | A | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2014 / 8</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>8</td> <td>8 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>8</td> <td>% GD 92</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2014 / 8 | | COND | 8 | 8 % | FUNC | 0 | | ECON | 0 | | DEPR | 8 | % GD 92 |
| EFF.YR/AGE | 2014 / 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 8 | 8 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 8 | % GD 92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | | | | | | | | | | | | | | | | \$8,152,100 | | | | | | | | | | | | | | | |

Key: 3833

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.184

LEGAL

LAND

DETACHED

BUILDING

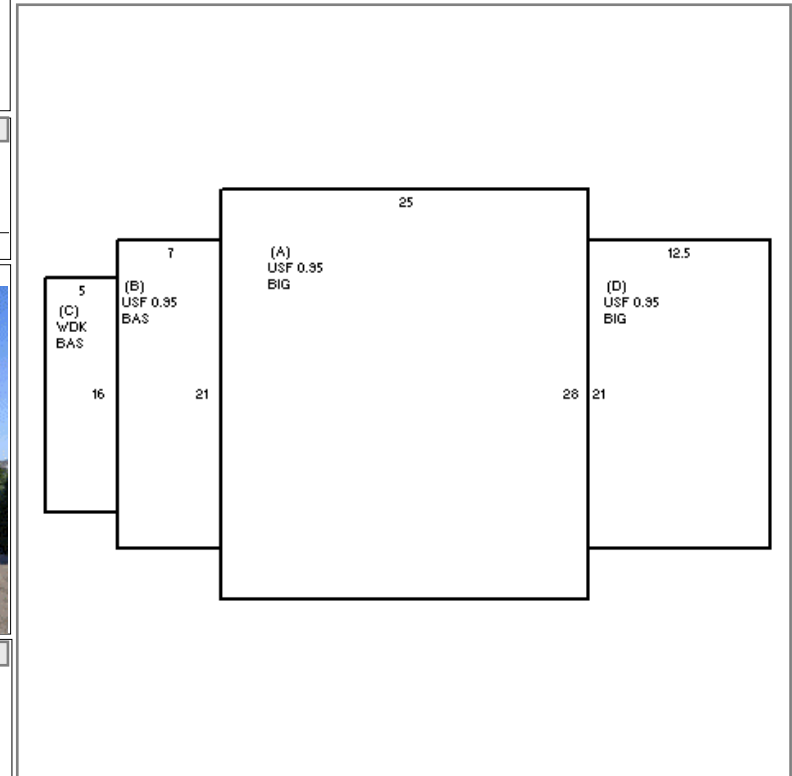
| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--------------------------------------------------------------------|--|-----------|--------------|------------|--------------|
| CASHMAN GILLIS S & LORI W 100 OTIS ST HINGHAM, MA 02043-1864 | | 16D-30-24 | 103 SHORE RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 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 |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|-----------|----------|
| Nbhd | NOTE | | LAND | 1,211,300 | |
| Inf1 | | | BUILDING | | |
| Inf2 | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 11/28/2018 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/20/2016 | WFF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/9/2014 | EST |
| STYLE | 17 | 0.95 | GAR/APT [100%] | REVIEW | 7/6/2016 | TD |
| QUALITY | E | 3.50 | EXCELLENT [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|--------------------|
| 2 EX.FIX=BAR SINKS |

| YEAR BLT | 2013 | SIZE ADJ | 1.000 |
|------------|---------|------------|----------|
| NET AREA | 1,282 | DETAIL ADJ | 0.937 |
| \$NLA(RCN) | \$1,038 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.9 | 1.00 |
| ROOMS | | 3 | 1.00 |
| BEDROOMS | | 1 | 1.00 |
| FULL BATHS | | 1 | 1.00 |
| 1/2 BATHS | | 1 | 1.00 |
| FIXTURES | | 7 | \$18,365 |
| UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 |
| ROOF COVER | 2 | WOOD SHIN | 1.01 |
| 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BIG | N | BUILT-IN GARAGE | 963 | | 259.43 | 249,834 |
| + | USF | L | UP-STRY FIN | 1,055 | 2013 | 747.43 | 788,540 |
| + | BAS | L | BAS AREA | 227 | 2013 | 880.84 | 199,952 |
| C | WDK | N | WOOD DECK | 80 | | 204.40 | 16,352 |
| | F21 | O | FPL 2S 1OP | 1 | | 36,316.00 | 36,316 |
| | GFP | O | GAS LOG/FP/E FP | 1 | | 21,777.00 | 21,777 |

| TOTAL RCN | 1,331,134 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2013 / 9 |
| COND | 9 9 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 9 % GD 91 |
| RCNLD | \$1,211,300 |