

Key: 3856

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.213

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
THE 352 MAIN STREET CHATHAM REALTY TRUST BRADLEY BRENDAN O 75 HANCOCK ST BOSTON, MA 02114-4107				16D-60E-6				352 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THE 352 MAIN STREET CHATH HARDY RESTORATION LLC				08/29/2008	QS	3,500,000	23128-212					
				03/15/2006	QS	1,900,000	20824-316					
352 DOLPHIN LLC				11/25/2005	N	4,900,000	20506-88					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	CH	1.00	100	2,382,250	1.78	100	1.00	R12	6.50	1,942,220

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-434	11/01/2011	3	Renovations	125,000	07/16/2013	SF	100	100
08-403	02/11/2009	50	Meas & List			RRC	100	100
	09/17/2008	2	Additions	12,000	02/11/2009		100	100
	01/29/2008	50	Meas & List			RRC	100	100
07-377	08/20/2007	3	Renovations	20,000	01/29/2008		100	100

LAND

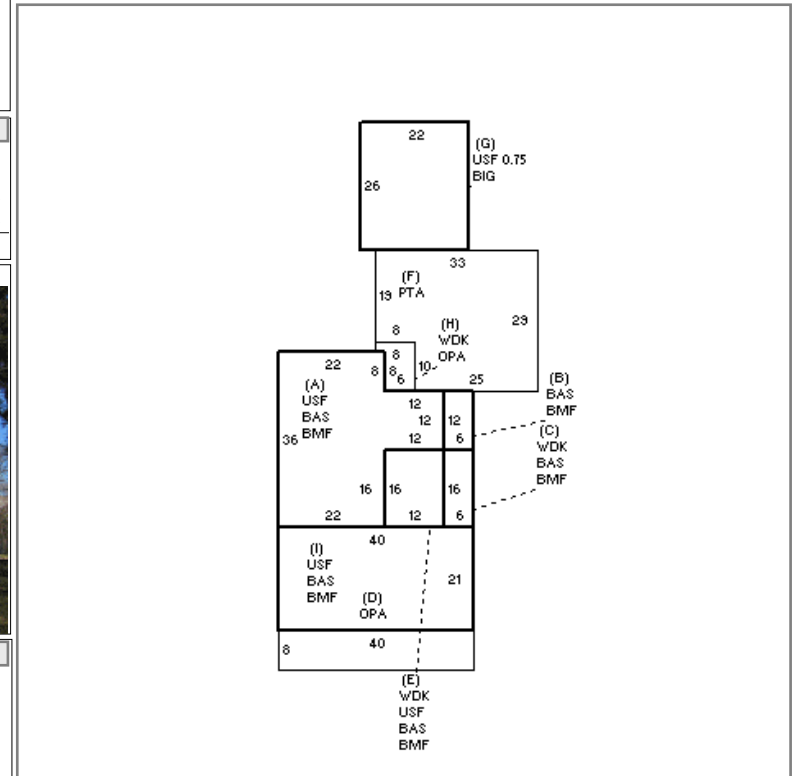
TOTAL	20,000 SF	ZONING	Gb2	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	CORNER OF ISACC HARDY			LAND	1,942,200	1,618,400
Inf1	100		LAND	3,519,400	2,909,100			
Inf2	100		OTHER	0	0			
						TOTAL	5,461,600	4,527,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
2010 PRESERVATION AWARD



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BUILDING	CD	ADJ	DESC	MEASURE	3/2/2017	MR
MODEL	1		RESIDENTIAL	LIST	3/2/2017	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	5/5/2017	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1805	SIZE ADJ	1.000
NET AREA	4,533	DETAIL ADJ	1.378
\$NLA(RCN)	\$863	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	12	1.00	
BEDROOMS	5	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	2	1.00	
FIXTURES	16	\$41,449	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	26	SOFTWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	2,136		255.21	545,130
+	BAS	L	BAS AREA	2,136	1805	714.61	1,526,412
+	USF	L	UP-STRY FIN	2,397	1805	606.37	1,453,473
+	WDK	N	WOOD DECK	352		137.24	48,309
+	OPA	N	OPEN PORCH	384		178.83	68,672
F	PTA	N	PATIO/STOOP	877		42.06	36,890
G	BIG	N	BUILT-IN GARAGE	572		181.35	103,731
	F21	O	FPL 2S 1OP	2		24,383.60	48,767
	F22	O	FPL 2S 2OP	1		34,145.50	34,146
	ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	3,910,450
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$3,519,400