

Key: 3873

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.228

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-11-F1				296 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CBI OWNER LLC				06/24/2011	B	10	25527-1				
CBI PC LLC & CBI NCA LLC				06/03/2006	J	119,000,000	(180230)				
CBI NCA LLC, ATTN: RICHA				06/02/2006	J	42,804,300	21064-60				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3000	100	HOTELS				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-863	12/27/2016	3	Renovations	150,000	06/23/2017	RJM	100	100
16-862	12/27/2016	3	Renovations	315,461	06/23/2017	RJM	100	100
16-863	12/27/2016	3	Renovations	150,000	06/23/2017	RJM	100	100
08-352	03/26/2009	50	Meas & List			CE	100	100
	08/13/2008	1	New Construc	107,000	03/26/2009		100	100

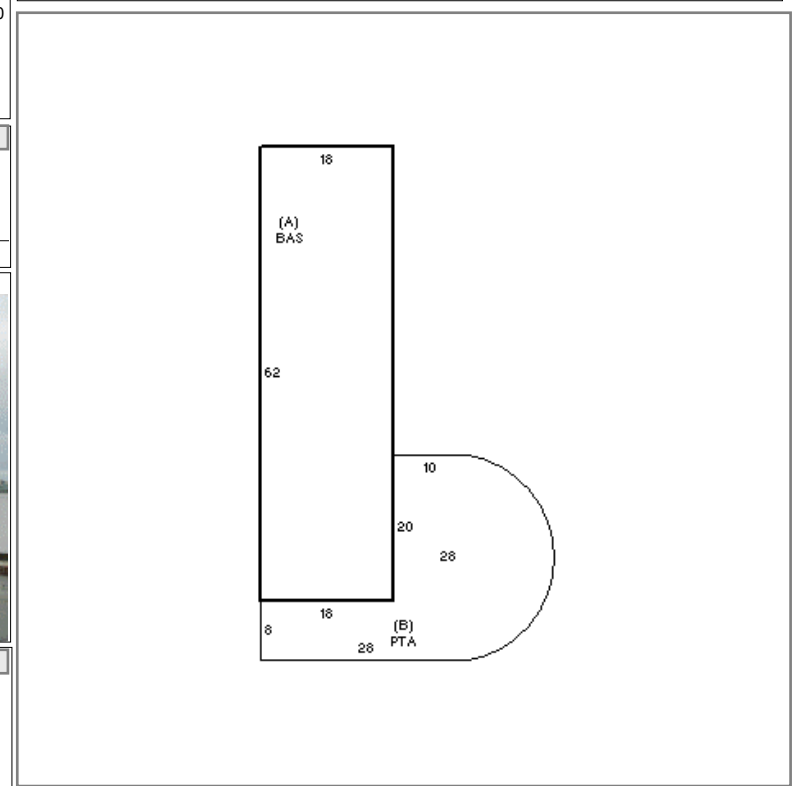
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	CI	1.00	100	2,709,850	1.00	100	1.00	CBI	6.50	2,709,850
253	S	60,112	CI	1.00	100	819,000	1.00	100	1.00	CBI	6.50	1,130,200

TOTAL	2.380 Acres				ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL				N O T E	wfa			LAND	3,840,100	3,490,600
Infl1	100					LAND	245,900	227,100	BUILDING	528,200	512,300
Infl2	100					OTHER	2,281,200	2,079,800	TOTAL	6,895,400	6,309,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	6,000	2.00	3,600
IPC	E	1.80	20 0.80	IRREG SHAPE	2005	5,500	279,800
C05	A	1.00	50 0.50		1988	188	1,400
SHF	V	1.50	10 0.90	12X16	1999	192	3,100
GZB	V	1.50	10 0.90	8-6' SIDES	2002	192	7,500
DCK	E	1.80	10 0.90		2008	600	220,600
SHF	V	1.50	10 0.90	8X10		80	1,600
W08	A	1.00	50 0.50			720	6,000
LH1	A	1.00	50 0.50			4	4,600



BLDG COMMENTS  
TENNIS PRO SHOP Floor=Terrazzo Monol



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	31	1.26	STORE(SM. RET) [100%]	LIST
QUALITY	V	1.60	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	11/16/2012 DF

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,116	DETAIL ADJ	1.233	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,116	2002	269.55	300,815
\$NLA(RCN)	\$275	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	PTA	N	PATIO	648		10.08	6,532
CAPACITY				ROOF SHAPE	2	HIP	1.00								
STORIES	1		1.00	ROOF COVER	2	WOOD SHINGLE	1.01								
% HEATED	100		1.00	FLOOR COVER	6	OTHER	1.00								
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	307,347
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$245,900



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Town of CHATHAM - Fiscal Year 2024

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-11-F1				296 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3000	100	HOTELS				3	3 of 3	
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
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	503,400	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
BOAT HOUSE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM		
STYLE	39	1.57	RESTAURANT [100%]	LIST	
QUALITY	V	1.60	VERY GOOD [100%]	REVIEW	7/3/2017
FRAME	1	1.00	WOOD FRAME [100%]		RJM

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,154	DETAIL ADJ	1.566	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,154	2005	252.51	543,906
\$NLA(RCN)	\$272	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	ATU	N	ATTIC UNFIN	1,077		14.10	15,186
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	660		34.24	22,598
				ROOF COVER	2	WOOD SHINGLE	1.01		SPD	N	SPRNK-DRY	2,154		1.70	3,662
				FLOOR COVER	1	HARDWOOD	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	585,352
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$503,400

