

Key: 3876

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.233

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-11D-F3				27 CLAFLIN LNDG				
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					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,871	CI	1.00	100	2,709,850	1.65	100	1.00	CBI	6.50	2,145,310

LAND

TOTAL	20,871 SF	ZONING	R40	FRNT	160	ASSESSED	CURRENT	PREVIOUS		
Nbhd	COMMERCIAL	NOTE Exc Vw 1 Lot From Water w/a	LAND		2,145,300	1,950,300	BUILDING		696,500	635,200
Inf1	100		DETACHED		4,600	4,400	OTHER		0	0
Inf2	100		TOTAL		2,846,400	2,589,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00 50 0.50			4	2,291.80	4,600



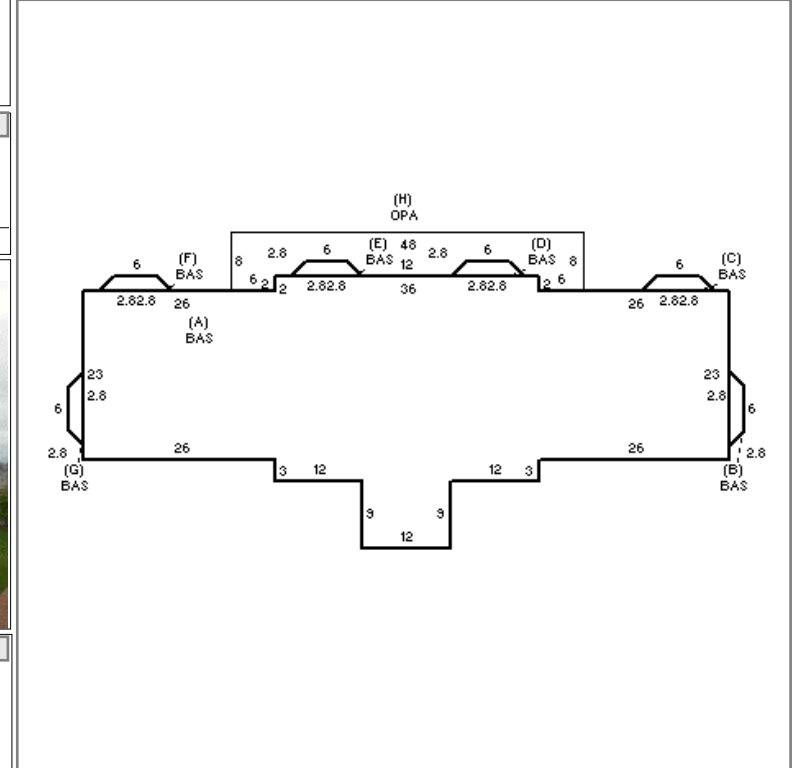
BLDG COMMENTS
OCEAN SPRAY COTTAGE-4 UNITS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	44	2.20	B&B/INN [100%]	REVIEW	6/19/2017	APK
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,408	DETAIL ADJ	2.173	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$348	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	2	WOOD SHINGLE	1.01
% HEATED	100		1.00	FLOOR COVER	13	HARDWD/CARPET	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	100		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3000	100	HOTELS			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
000000778	03/02/2006	50	Meas & List			RRC	100	100
	04/01/2005	50	Meas & List			RRC	100	100
	12/01/2004	99	n/a	750,000			100	100
000000754	11/23/2004	99	n/a	9,000			100	100
P2004615	10/27/2004	99	n/a	9,000			100	100



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	839,141
+	BAS	L	BASE AREA	2,408	2004	336.21	809,590	CONDITION ELEM CD	
H	OPA	N	OPEN PORCH	280		35.84	10,035	EXTERIOR	
	SPD	N	SPRKN-DRY	2,408		1.70	4,094	INTERIOR	
	F11	O	FPL 1S 1OP	2		3,866.50	7,733	CDN/APP	
	GFP	O	GAS LOG/FP/E FP	2		3,844.50	7,689		

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$696,500