

Key: 3878

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.235

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-13-F2				26 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				

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	%
	05/15/2008	8	Cyc. Reinsp. Meas & List		02/11/2022	NF RRC	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	95	0.95	100	1.00	13.00	W11	13.00	4,156,360
300	A	0.051	CH	1.00	100	1.00	100	1.00	13.00	W11	13.00	12,730

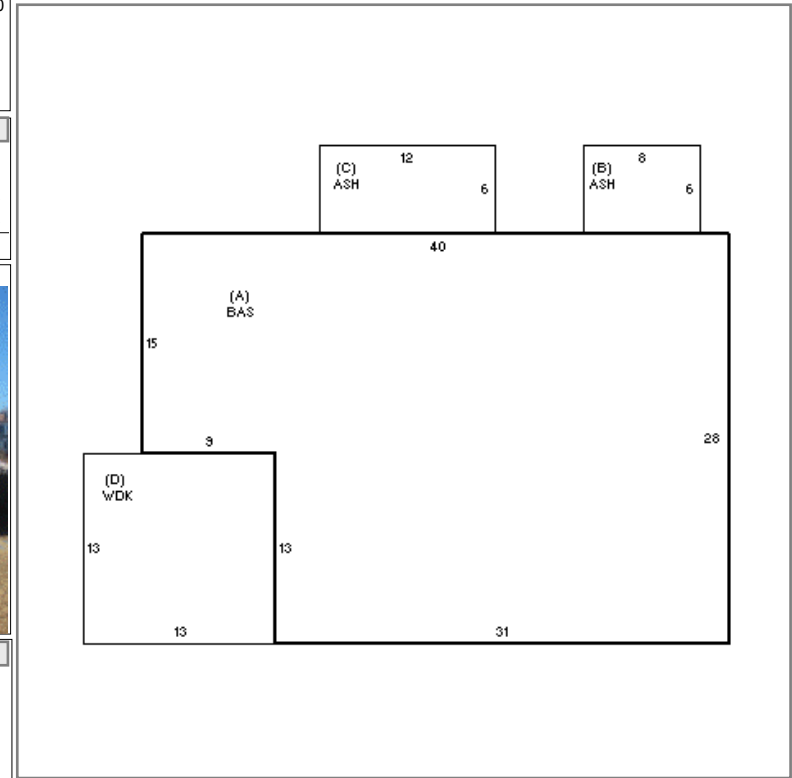
TOTAL	42,216 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Ocn Fr/Under Water High Tide INFL = TOWN LANDING	LAND		4,169,100	3,474,100		
Inf1	95		BUILDING		143,200	130,400		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL	4,312,300	3,604,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/11/2022



BLDG COMMENTS
BEACHSIDE COTTAGE



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	2/11/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/24/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	220,286
NET AREA	1,003	DETAIL ADJ	0.856	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	1,003	1963	196.71	197,303		
\$NLA(RCN)	\$220	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	ASH	N	ATT SHED	120		48.48	5,818		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	169		46.72	7,896		
				ROOF COVER	2	WOOD SHIN	1.01		F11	O	FPL 1S 1OP	1		5,981.60	5,982		
				FLOOR COVER	36	CARPET/OTHER	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HT-WT/COOL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1969 / 53
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$143,200