

Key: 3897

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.262

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-28-A19				78 KETTLE DRUM LN				
				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 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-474	02/20/2009	50	Meas & List			CE	100	100
1979148	10/27/2008	3	Renovations	200,000	02/20/2009		100	100
	12/11/1979	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	8,712	CI	1.00	100	2,709,850	3.40	100	1.00	CBI	6.50	1,842,700

TOTAL	8,712 SF	ZONING	R40	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	N O T E	wiB	LAND	1,842,700	1,675,200		
Inf1	100		BUILDING	618,500	557,300			
Inf2	100		DETACHED	3,400	3,300			
			OTHER	0	0			
				TOTAL	2,464,600	2,235,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00	50 0.50		3	2,291.80	3,400



BLDG COMMENTS
PRIVATE ROW COTTAGE

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	11/16/2012	DF
MODEL	5		CIM				
STYLE	44	2.20	B&B/INN [100%]	LIST			
QUALITY	V	1.60	VERY GOOD [100%]	REVIEW			
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	1914	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	847,252
NET AREA	2,460	DETAIL ADJ	2.194	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,290	1914	337.07	434,819	CONDITION ELEM	CD
\$NLA(RCN)	\$344	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,170	1914	337.07	394,371	EXTERIOR	
				ROOF SHAPE	3	GAMBRELL	1.01	C	BMU	N	BSMT UNF	144		28.30	4,075	INTERIOR	
				ROOF COVER	2	WOOD SHINGLE	1.01	D	WDK	N	WOOD DECK	88		34.24	3,013	CDN/APP	
				FLOOR COVER	3	W/W CARPET	1.00		BMU	N	BSMT UNF	240		28.30	6,792		
				INT. FINISH	2	DRYWALL	1.00		SPD	N	SPRNK-DRY	2,460		1.70	4,182		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	1989 / 33
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$618,500

