

Key: 3902

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.267

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-32-A23				50 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	%
16-023	01/27/2016	10	Reroof	31,000	06/23/2017	RJM	100	100
95-457	12/01/1995	99	n/a	135,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	10,871	CI	1.00	100	1.00	100	1.00	2,709,850	2.80	100	1.00	CBI	6.50		1,896,430

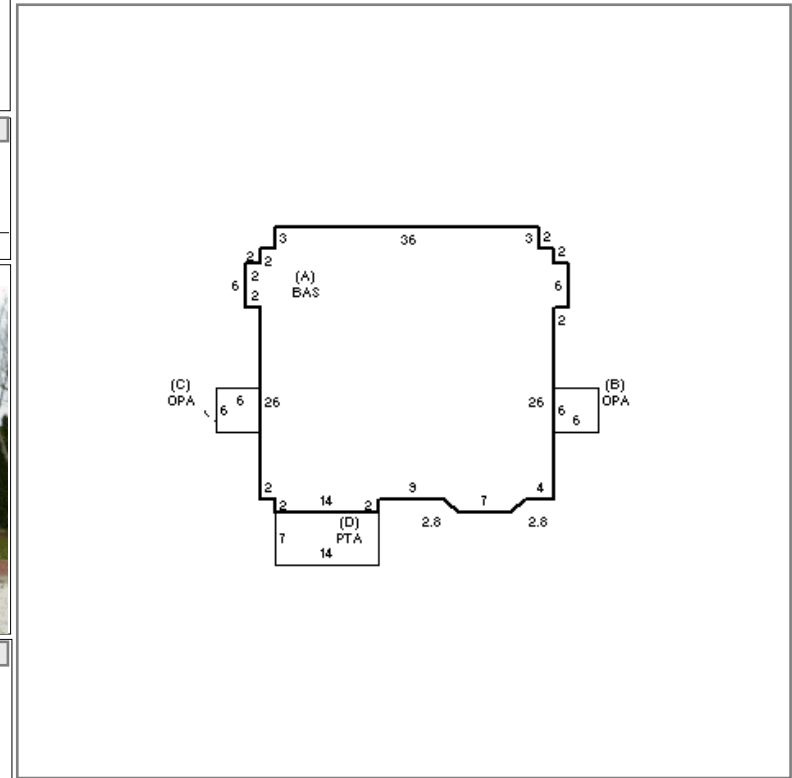
DETACHED

TOTAL	10,871 SF		ZONING	R40	FRNT	11	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL		N O T E	wiB			LAND	1,896,400	1,724,000
Inf1	100			BUILDING	460,300	420,400			
Inf2	100			DETACHED	3,400	3,300			
				OTHER	0	0			
				TOTAL	2,360,100	2,147,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
LH1	A	1.00	50 0.50		3	2,291.80	3,400	11/16/2012



BLDG COMMENTS
PRIMROSE COTTAGE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	7/3/2017	RJM
STYLE	44	2.20	B&B/INN [100%]			
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622.037
NET AREA	1,538	DETAIL ADJ	2.127	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,538	1952	395.43	608,169	CONDITION ELEM	CD
\$NLA(RCN)	\$404	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	72		35.83	2,580		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	D	PTA	N	PATIO	98		10.08	988	EXTERIOR	
STORIES	1	ADJ	1.00	ROOF COVER	2	WOOD SHINGLE	1.01		SPD	N	SPRINK-DRY	1,510		1.70	2,567	INTERIOR	
% HEATED	100		1.00	FLOOR COVER	36	CARPET/OTHER	1.00		F11	O	FPL 1S 10P	2		3,866.50	7,733	CDN/APP	
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00										
% SPRINKLER	100		1.00	HEATING/COOL	16	ELECT BB W/AC	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										

EFF.YR/AGE	1992 / 30	
COND	26	% GD
FUNC	0	
ECON	0	
DEPR	26	% GD
RCNLD	\$460,300	