

Key: 3904

Town of CHATHAM - Fiscal Year 2024

9/7/2023

9:38 am

SEQ #: 4.269

LEGAL

CURRENT OWNER				PARCEL ID			LOCATION				
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-34-A30			38 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 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-876	12/29/2016	10	Reroof	48,000	06/23/2017	RJM	100	100
16-026	01/27/2016	10	Reroof	33,000	06/23/2017	RJM	100	100
98-080	02/01/1998	3	Renovations	47,000			100	100
SP 96-70	12/13/1996	2	Additions				100	100
96-390	11/01/1996	3	Renovations	145,000			100	100

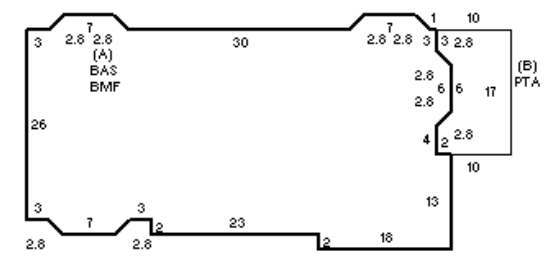
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	39,166	CI	1.00	100	2,709,850	1.07	100	1.00	CBI	6.50	2,600,480

TOTAL	39,166 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	N O T E	wiB	LAND		2,600,500	2,364,100	
Infl1	100		BUILDING		528,200	475,900		
Infl2	100		DETACHED		16,000	15,300		
			OTHER		329,700	300,800		
		TOTAL				3,474,400	3,156,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00	50 0.50		14	2,291.80	16,000



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%]			

BLDG COMMENTS  
BEACH PLUM COTTAGE

BLDG

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,662	DETAIL ADJ	2.215
\$NLA(RCN)	\$418	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FIN-SEP	1,662		101.74	169,087
A	BAS	L	BASE AREA	1,662	1930	309.15	513,814
B	PTA	N	PATIO	154		10.08	1,552
	SPD	N	SPRNK-DRY	1,662		1.70	2,825
	F11	O	FPL 1S 10P	2		3,866.50	7,733

TOTAL RCN	695.011
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$528,200	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3000	100	HOTELS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

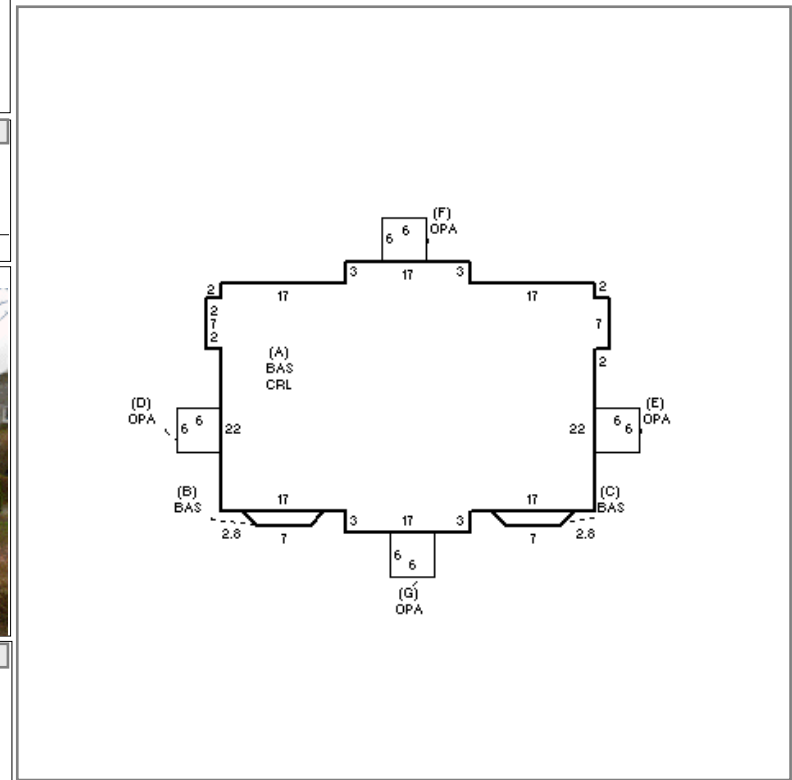
LAND

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	329,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	43	1.25	MOTEL/HOTEL [100%]	REVIEW	7/3/2017	RJM
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
LILAC HOUSE COTTAGE

G

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,629
NET AREA	1,747	DETAIL ADJ	1.235	FOUNDATION	5	OTHER	1.00	A	CRL	N	CRAWL SPACE	1,711		13.10	22,414	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	1,747	1981	216.82	378,782	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	1.00	+	OPA	N	OPEN PORCH	144		35.84	5,161	INTERIOR	
STORIES	1	1.00	ROOF COVER	2	WOOD SHINGLE	1.01	SPD	N	SPRNK-DRY	N	SPRINK-DRY	1,747		1.70	2,970	CDN/APP	
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00	FPL	O	FIREPLACE		FIREPLACE	2		6,651.00	13,302		
% 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											
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$329,700