

Key: 3909

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.277

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16E-6-S11				201 SEAVIEW ST				
				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 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15-362	05/29/2015	99	n/a				100 100
	04/02/2008	50	Meas & List			RRC	100 100
07-199	05/14/2007	3	Renovations	361,000	04/02/2008		100 100
07-200	05/14/2007	6	Pools etc	400,000	04/02/2008		100 100
	02/16/2006	50	Meas & List			RRC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	127,631	CI	1.00	100	2,709,850	1.00	100	1.00	CBI	6.50	7,939,870

DETAILED

TOTAL	2.930 Acres		ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL		NOTE	Abuts Golf Courts/ocean Vw w/c			LAND	7,939,900	7,218,100
Inf1	100			LAND	1,306,700	1,193,400			
Inf2	100			DETACHED	102,400	97,400			
				OTHER	5,431,500	4,954,600	TOTAL	14,780,500	13,463,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	1988	112	13.56	800
APV	A	1.00	70 0.30	1988	40,000	2.00	24,000
DGF	A	1.00	70 0.30	1988	1,900	34.74	19,800
DGF	A	1.00	40 0.60	1988	500	44.00	13,200
IPG	E	1.80	20 0.80	2008	648	70.61	36,600
LH1	A	1.00	50 0.50		7	2,291.80	8,000

PHOTO 11/16/2012



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	11/16/2012	SD
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%]				

BLDG COMMENTS
#205 & #207 SEAVIEW COTTAGE

INDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,697,056
NET AREA	6,152	DETAIL ADJ	2.194	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,060	1997	265.98	813,912		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	3,092	1997	265.98	822,423		
				ROOF SHAPE	3	GAMBRELL	1.01		PTA	N	PATIO	900		10.08	9,072		
				ROOF COVER	2	WOOD SHINGLE	1.01		SPW	N	SPRINK-WET	22,380		1.30	29,094		
				FLOOR COVER	16	HARDWD/OTHER	1.00		F22	O	FPL 2S 2OP	3		7,518.33	22,555		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1998 / 24
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$1,306,700
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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116		16E-6-S11	201 SEAVIEW ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3000	100	HOTELS				2	2 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

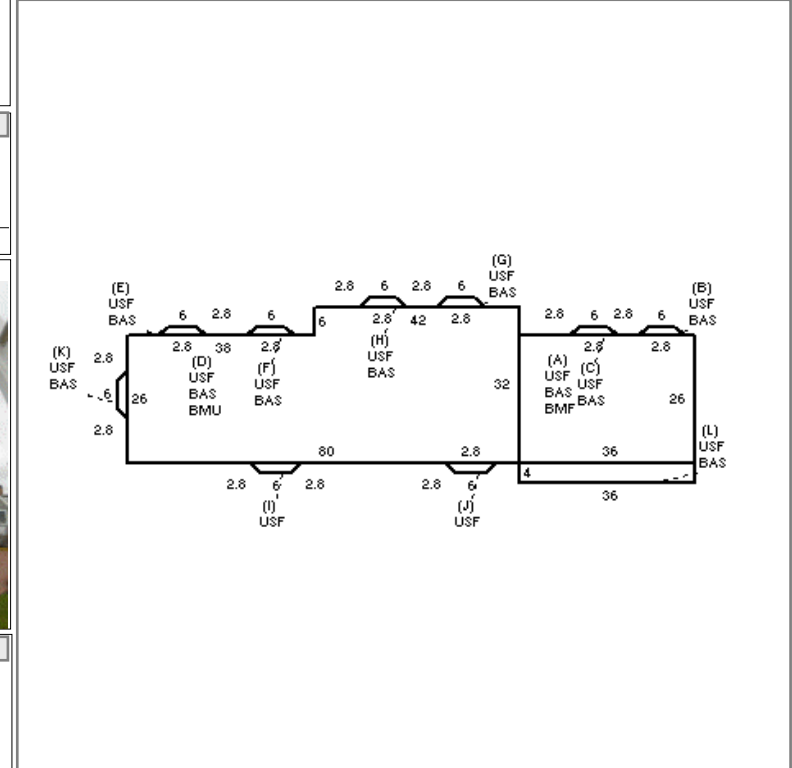
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,530,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	
#199	SEABREEZE COTTAGE

BUILDING

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

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	7,080	DETAIL ADJ	2.194
\$NLA(RCN)	\$277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% AIR COND	100	100	1.03
% SPRINKLER	100	100	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FIN-SEP	936		84.70	79,279
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	3,524	1999	254.91	898,316
ROOF SHAPE	3	GAMBRELL	1.01	D	BMU	N	BSMT UNF	2,332		28.30	65,996
ROOF COVER	2	WOOD SHINGLE	1.01	+	USF	L	UP-STRY FIN	3,556	1999	254.91	906,473
FLOOR COVER	16	HARDWD/OTHER	1.00		SPD	N	SPRKN-DRY	6,824		1.70	11,601
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,961,665
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,530,100

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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					4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

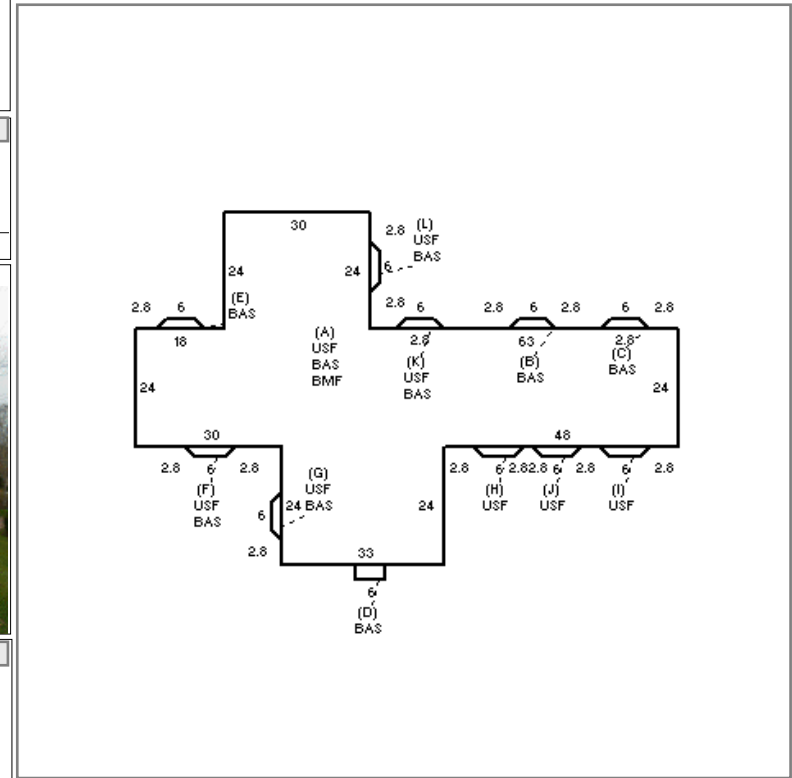
LAND

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	2,119,100	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

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

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

BLDG COMMENTS
THE SPA BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,464,123	
NET AREA	8,594	DETAIL ADJ	2.238	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FIN-SEP	4,176		80.15	334,708	CONDITION ELEM	CD	
\$NLA(RCN)	\$287	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	4,306	2006	246.10	1,059,709	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBRELL	1.01	+	USF	L	UP-STRY FIN	4,288	2006	246.10	1,055,280	INTERIOR	
STORIES	2	1.00	ROOF COVER	2	WOOD SHINGLE	1.01	FLOOR COVER	16	HARDWD/OTHER	1.00	SPD	N	SPRKNK-DRY	8,486	1.70	14,426	CDN/APP	
% HEATED	100	1.00	INT. FINISH	2	DRYWALL	1.00	HEATING/COOL	11	HOT WT/COOL AIR	1.02							EFF.YR/AGE	2008 / 14
% AIR COND	100	1.03	FUEL SOURCE	2	GAS	1.00											COND	14 14 %
% SPRINKLER	100	1.00															FUNC	0
																	ECON	0
																	DEPR	14 % GD 86
																	RCNLD	\$2,119,100