Key: 3934

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,308

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116	16F-25-E5	356 SHORE RD

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

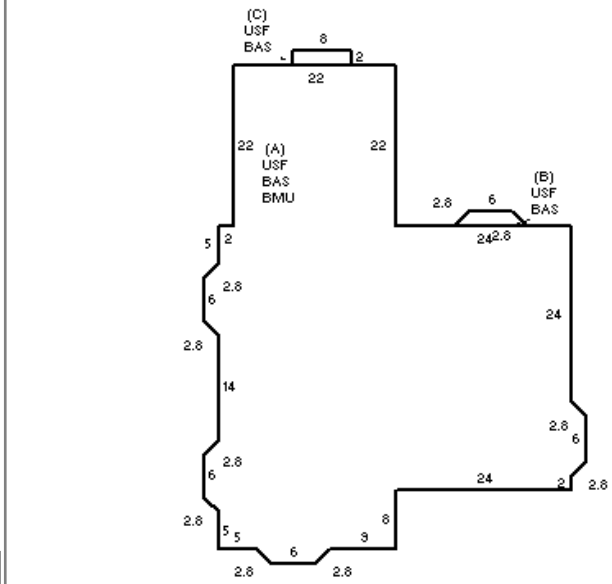
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-066	10/14/2021	75	SPECIAL PERM				0	0
01-230	04/25/2001	4	Outbuildings	300			100	100
SP01-24	03/01/2001	99	n/a				100	100
00-566	12/01/2000	1	New Construc	750,000			100	100
00-406	09/01/2000	5	Demolitions	15,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,742	CI 1.00	100 1.00	100 1.00	2,709,850	1.60	100 1.00	CBI 6.50			2,166,940

TOTAL	21,742 SF	ZONING	R40	FRNT	0
Nbhd	COMMERCIAL	NOTE	No Revetment wfA		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,166,900	1,969,900
BUILDING	1,221,900	1,114,500
DETACHED	12,300	11,700
OTHER	0	0
TOTAL	**3,401,100**	**3,096,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	V 1.50	20 0.80	10-6' SIDES	1997	324	38.56	10,000
LH1	A 1.00	50 0.50			2	2,291.80	2,300

PHOTO 06/23/2022

BLDG COMMENTS

#356 BAYBERRY BLUFF COTTAGE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	44	2.20	B&B/INN [100%]
QUALITY	V	1.60	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	9/19/2012	ER

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	5,000	DETAIL ADJ	2.215
$NLA(RCN)	$298	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	100	1.00

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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	2,468		28.30	69,844
+	USF	L	UP-STRY FIN	2,500	2001	279.44	698,611
+	BAS	L	BASE AREA	2,500	2001	279.44	698,611
	SPD	N	SPRNK-DRY	5,000		1.70	8,500
	F21	O	FPL 2S 1OP	2		5,370.00	10,740
	GFP	O	GAS LOG/FP/E FP	1		3,845.00	3,845

TOTAL RCN	1,490,151
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$1,221,900