Key: 3936

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,310

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CBI OWNER LLC **CAPITAL PROPERTIES** **31 ST JAMES AVE** **BOSTON, MA 02116**	**16F-27-E3**	**340 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

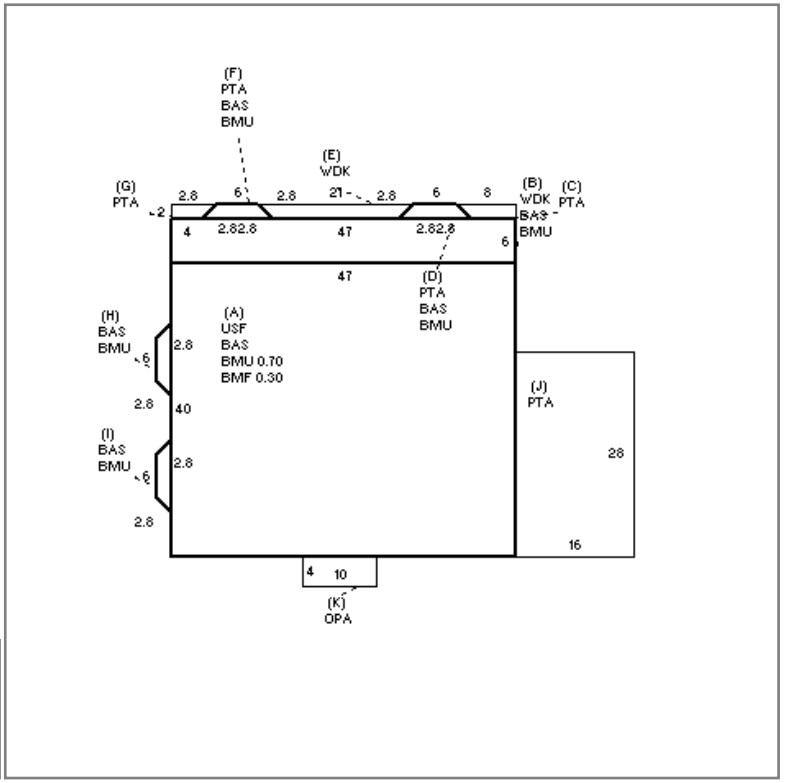
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-239	03/28/2018	99	n/a		03/13/2019	TCK	100	100
18-219	03/21/2018	3	Renovations		03/13/2019	TCK	100	100
18-163	02/27/2018	3	Renovations	1,100,000	03/13/2019	TCK	100	100
18-142	02/22/2018	99	n/a	5,000	03/13/2019	TCK	100	100
00-385	08/01/2000	99	n/a	650,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	22,614	CI 1.00	100 1.00	100 1.00	2,709,850	1.56	100 1.00	CBI 6.50			2,188,570

TOTAL	22,614 SF	ZONING	R40	FRNT	0
Nbhd	COMMERCIAL	NOTE	wfA		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,188,600	1,989,600
BUILDING	1,304,200	1,187,100
DETACHED	3,400	3,300
OTHER	0	0
TOTAL	**3,496,200**	**3,180,000**



DETACHED

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

PHOTO 03/13/2019

BLDG COMMENTS

#340 DAY BREAK COTTAGE - 8 UNITS

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	3/13/2019	TCK
REVIEW	5/22/2020	APK

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	4,106	DETAIL ADJ	2.173
$NLA(RCN)	$321	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	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FIN-SEP	564		93.32	52,630
+	BAS	L	BASE AREA	2,226	2001	278.20	619,277
A	USF	L	UP-STRY FIN	1,880	2001	278.20	523,019
+	BMU	N	BSMT UNF	1,662		28.30	47,035
+	PTA	N	PATIO	504		10.08	5,080
+	WDK	N	WOOD DECK	320		34.24	10,957
K	OPA	N	OPEN PORCH	40		35.85	1,434
	SPD	N	SPRNK-DRY	4,106		1.70	6,980
	F31	O	FPL 3ST 1OP	2		12,029.50	24,059
	GFP	O	GAS LOG/FP/E FP	7		3,844.57	26,912

TOTAL RCN	1,317,383

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD		$1,304,200