

Key: 4017

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.406

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
R TAVERN REALTY TRUST ROSEN MICHAEL TRUSTEE PO BOX 707 CHATHAM, MA 02633-0707				161-40-J1				116 OLD WHARF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
R TAVERN REALTY TRUST				01/14/2022	QS	8,000,000	34830-309				
MARGARET M MCCARTHY QPRT				12/28/2012	A	1	26996-136				
MCCARTHY MARGARET M				05/29/2007	QS	5,500,000	22060-294				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-183	02/14/2022	98	SALES QUESTI				100	100
15-342	10/13/2020	10	Reroof	80,000	04/02/2021	NF	100	100
12-247	06/19/2015	3	Renovations	85,000			100	100
11-539	05/14/2012	99	n/a	5,000	03/10/2014	MR	100	100
	12/27/2011	99	n/a	1,000	04/20/2012	MR	100	100

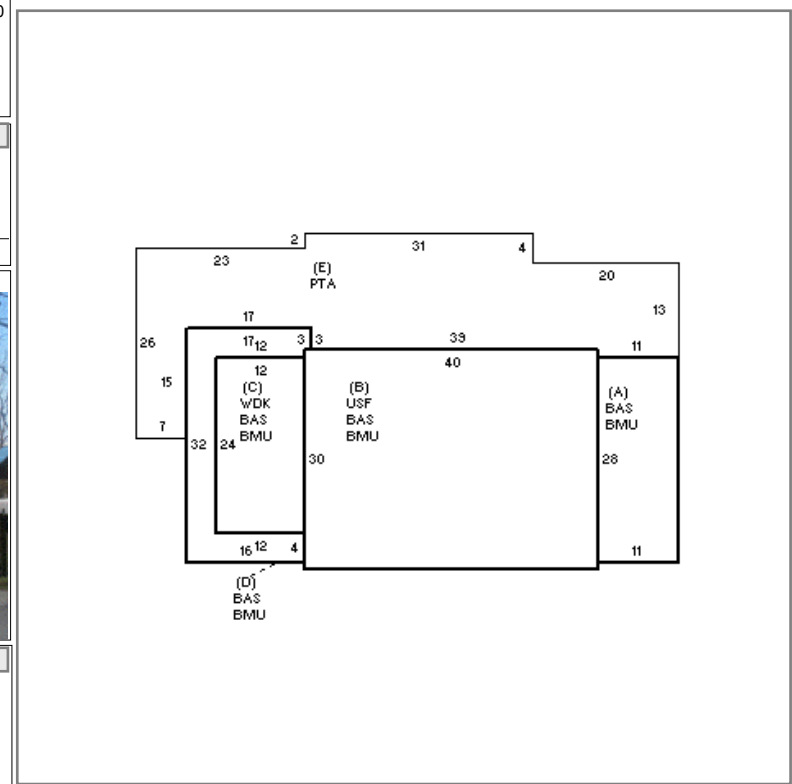
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	NC	1.00	100	1.00	100	1.00	4,434,650	1.00	MDW	1.10	OF6	11.00		4,072,220
300	A	1,291	NC	1.00	70	0.70	100	1.00	147,840	1.00	100	1.00	OF6	11.00		190,860

TOTAL	2.209 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	INFL = OCEANFRONT DIVIDED BY STREET/MARSH			LAND	4,263,100	3,552,400
Infl1	100			BUILDING	2,426,800	2,002,200			
Infl2	100			DETACHED	74,300	70,800			
				OTHER	760,000	699,700	TOTAL	7,524,200	6,325,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
STR	S	3.00	SV 1.00	Catwalk.	1996	825	90.00	74,300



BLDG COMMENTS
OUTSIDE PIZZA OVEN



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	18	1.30	RENO'D ANTIQUE [100%]	LIST
QUALITY	V	2.35	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	1/26/2022
APK				

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,223	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,023		150.31	304,081
\$NLA(RCN)	\$837	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,023	1750	725.17	1,467,013
				ROOF SHAPE	2	HIP	1.00	B	USF	L	UP-STRY FIN	1,200	1750	615.33	738,394
				ROOF COVER	2	WOOD SHIN	1.01	C	WDK	N	WOOD DECK	288		137.24	39,525
				FLOOR COVER	16	HARDWD/OTHER	1.00	E	PTA	N	PATIO/STOOP	1,102		42.07	46,356
				INT. FINISH	2	DRYWALL	1.00	F24	O	FPL ST 4OP	1		58,573.80	58,574	
				HEATING/COOL	9	WARM/COOL AIR	1.03	FPO	O	FPL XTRA OPEN	1		3,471.00	3,471	
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00		
								ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471	

TOTAL RCN	2,696,468	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$2,426,800	

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

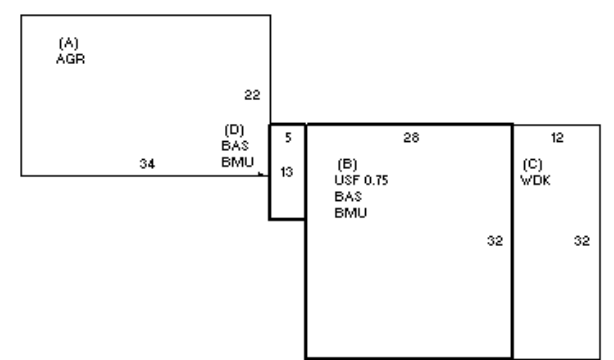
LAND

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	760,000	
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	REVIEW	1/26/2022	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	4	1.00	CAPE [100%]				
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS

G

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,633	DETAIL ADJ	1.040
\$NLA(RCN)	\$541	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		7	\$9,027
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	748		116.92	87,453
+	BMU	N	BSMT UNFINISHED	961		113.27	108,857
+	BAS	L	BAS AREA	961	1980	409.80	393,816
B	USF	L	UP-STRY FIN	672	1980	347.73	233,673
C	WDK	N	WOOD DECK	384		90.52	34,760
	F21	O	FPL 2S 1OP	1		16,082.80	16,083

TOTAL RCN	883,669
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$760,000