

Key: 473

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 540

LEG
AL
LAND

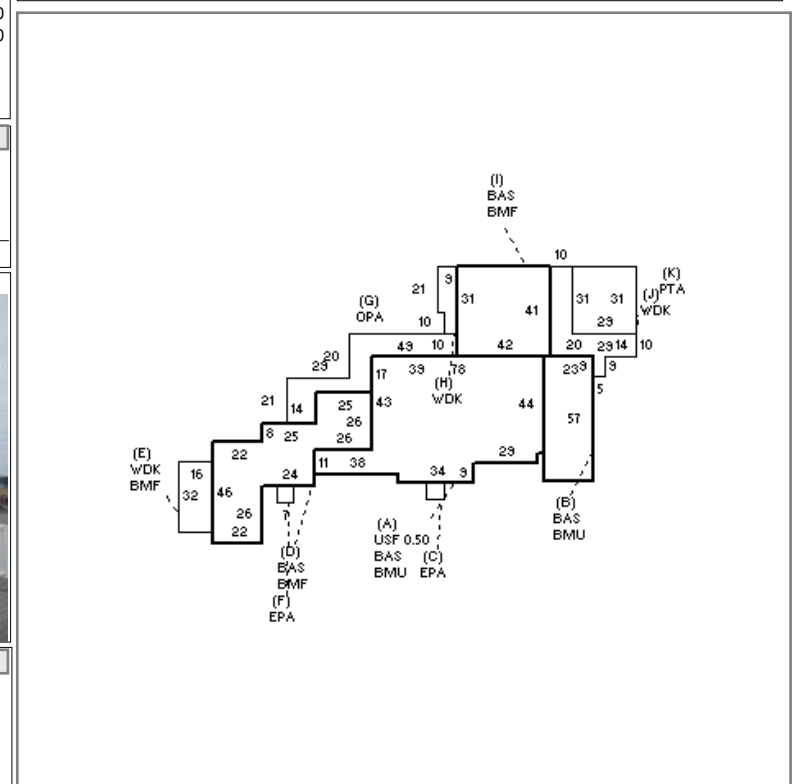
CURRENT OWNER				PARCEL ID				LOCATION			
EASTWARD HO COUNTRY CLUB INC 325 FOX HILL RD CHATHAM, MA 02633				10M-2-1				325 FOX HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EASTWARD HO COUNTRY CLUB				12/30/1961	B		1 1165-111				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-470	07/12/2023	3	Renovations	75,000			0 0
22-914	12/20/2022	1	New Construc	150,000	06/28/2023	PJK	0 100
	10/28/2022	99	n/a				100 100
18-1044	12/17/2018	14	DECK	30,000	03/14/2019	TCK	100 100
15-749	11/18/2015	3	Renovations		06/27/2017	RJM	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	871,200	CI	1.00	100	833,800	1.00	100	1.00	EHO	2.00	16,676,000
253	S	4,769,820	CI	1.00	100	252,000	1.00	100	1.00	EHO	2.00	6,898,500
805	U	18	CI	1.00	100	266,200	1.00	100	1.00	EHO	2.00	3,593,700

TOTAL	129.500 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE Eastward Ho CC				LAND	24,772,400	22,517,880
Inf1	100		BUILDING	2,686,900	2,450,200			
Inf2	100		DETACHED	499,600	501,900			
					OTHER	2,110,900	1,919,600	
TOTAL						30,069,800	27,389,580	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1987	60,000	2.00	36,000
LH1	A	1.00	50 0.50	1987	18	2,291.80	20,600
S/V	A	1.00	SV 1.00	1987	113,400	1.00	113,400
SHP	-	0.90	20 0.80	1987	225	31.36	5,600
TN1	A	1.00	20 0.80	1987	6,000	2.20	10,600
PM1	A	1.00	20 0.80	1990	2	2,863.50	4,600
TN1	A	1.00	20 0.80	1987	2,000	2.20	3,500
SHF	A	1.00	10 0.90 16X16	2001	256	11.20	2,600
CBH	+	1.10	10 0.90	2004	648	26.76	15,600
CTC	A	1.00	10 0.90	2007	3	27,389.70	74,000
DCK	E	1.80	10 0.90	2007	384	614.12	212,200
SHF	A	1.00	10 0.90 8X8	2013	64	16.25	900



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM			
STYLE	71	1.43	CLUB/LODGE/HALL [100%]	LIST		
QUALITY	E	2.00	EXCELLENT [100%]	REVIEW	6/6/2019	TD
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETAILED BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,198,724
NET AREA	12,068	DETAIL ADJ	1.439	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	5,770		28.30	163,291		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	9,838	2006	193.49	1,903,534		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,230	2006	193.49	431,478		
				ROOF COVER	2	WOOD SHINGLE	1.01	+	EPA	N	ENCL PORCH	112		93.60	10,483		
				FLOOR COVER	26	SOFTWD/OTHER	1.00	+	BMF	N	BSMT FIN-SEP	4,580		98.01	448,886		
				INT. FINISH	13	PLASTR/WD PNL	1.00	G	OPA	N	OPEN PORCH	1,059		44.80	47,443		
				HEATING/COOL	11	HOT WT/COOL AIR	1.02	+	W/DK	N	WOOD DECK	1,506		42.80	64,457		
				FUEL SOURCE	2	GAS	1.00	K	PTA	N	PATIO	899		12.60	11,327		
									CLR	N	COOLER	324		49.40	16,006		
									ELP	O	PASSGR. ELEV.	1		60,146.00	60,146		
									F11	O	FPL 1S 1OP	3		3,866.67	11,600		
									F22	O	FPL 2S 2OP	4		7,518.25	30,073		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$2,686,900

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
EASTWARD HO COUNTRY CLUB INC 325 FOX HILL RD CHATHAM, MA 02633		10M-2-1	325 FOX HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt				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	222,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

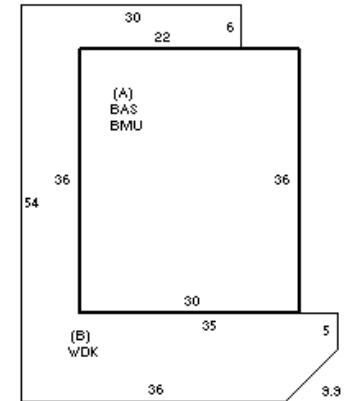
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

CHATHAM YACHT CLUB



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2014	MR
MODEL	5		CIM	LIST	6/6/2014	MR
STYLE	71	1.43	CLUB/LODGE/HALL [100%]	REVIEW	6/6/2019	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,080	DETAIL ADJ	1.286	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$226	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	0		.95	FLOOR COVER	1	HARDWOOD	1.00
% AIR COND	0		1.00	INT. FINISH	3	WOOD PANEL	1.05
% SPRINKLER	0		1.00	HEATING/COOL	13	NONE	0.95
				FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,080		28.30	30,564
A	BAS	L	BASE AREA	1,080	2013	178.89	193,204
B	WDK	N	WOOD DECK	960		21.40	20,544

TOTAL RCN	244,312
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2013 / 9
COND	99%
FUNC	0
ECON	0
DEPR	9% GD 91
RCNLD	\$222,300

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt				3	3 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

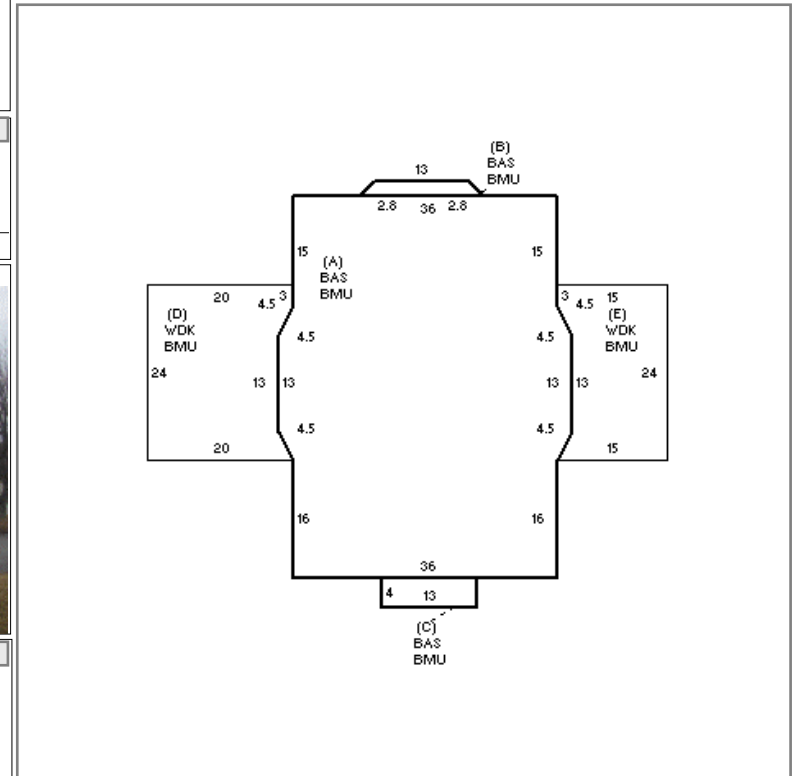
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	359,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/14/2019
								



BLDG COMMENTS
PRO SHOP



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM	LIST	
STYLE	31	1.26	STORE(SM. RET) [100%]		
QUALITY	G	1.40	GOOD [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		6/6/2019 TD

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,022	DETAIL ADJ	1.208
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	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	3	W/W CARPET	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
+	BMU	N	BSMT UNF	2,794		28.30	79,070
+	BAS	L	BASE AREA	2,022	1988	174.74	353,323
+	WDK	N	WOOD DECK	772		29.96	23,129

TOTAL RCN	455,522
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$359,900

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0380	100	Mixed-Comm/Chpt				4	4 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

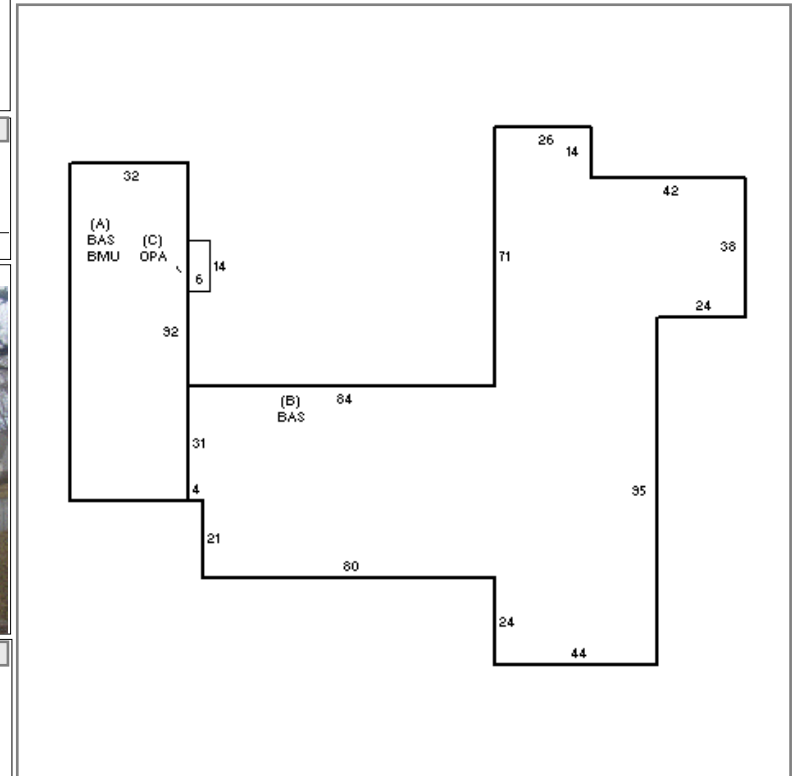
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,528,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/14/2019
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2012	DF	BLDG COMMENTS
MODEL	5		CIM	LIST	5/31/2012	DF	MAINT BLDG
STYLE	20	1.36	OFFICE BUILDING [100%]	REVIEW	6/6/2019	TD	SOLAR PANELS ON ROOF
QUALITY	G	1.40	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,717,633
NET AREA	14,356	DETAIL ADJ	1.175	FOUNDATION	3	FOUND WALL	1.00	A	BMU	N	BSMT UNF	2,944		28.30	83,315		
\$NLA(RCN)	\$120	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	14,356	2011	111.96	1,607,279		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	84		31.36	2,634		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		SPD	N	SPRNK-DRY	14,356		1.70	24,405		
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		21	1.00														
% SPRINKLER		100	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																CDN/APP	
																EFF.YR/AGE	2011 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$1,528,700