

Key: 4791

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.228

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHAKYAN NOMINEE TRUST SHAKYAN ARTAK TRUSTEE 2570 MAIN ST S CHATHAM, MA 02659				3D-48-19				2570 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHAKYAN NOMINEE TRUST				01/17/2019	QS	275,000	()				
SCHOCK PETER T				02/15/2013	QS	250,100	()				
CALLAHAN CHARLES				11/25/2003	H	1	()				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-316	11/24/2020	3	Renovations	1,000	03/10/2021	PJK	100	100
SP03-084	07/24/2003	99	n/a				100	100
2003084	07/24/2003	99	n/a				100	100
00-128	03/01/2000	2	Additions	20,000			100	100
SP00-13	02/10/2000	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,688	CI	1.00	100	1.00	100	1.00	MS1	1.10		299,100

TOTAL	5,688 SF	ZONING	R20	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE	LAND	299,100	271,900			
Inf1	100		BUILDING	48,400	43,600			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	348,300	316,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	G	1.20	20 0.80 3X4		12	84.72	800



BLDG COMMENTS
'A & A Building & Remodeling'

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM			
STYLE	20	1.36	OFFICE BUILDING [100%]			
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	3/18/2021	PJK	

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,200	DETAIL ADJ	1.199	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	816		13.10	10,690
\$NLA(RCN)	\$144	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	1,200	1932	126.00	151,202
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	384		28.30	10,867
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	2	SOFTWOOD	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
CAPACITY		UNITS	ADJ												
STORIES		1	1.00												
% HEATED		100	1.00												
% AIR COND		100	1.03												
% SPRINKLER		0	1.00												

TOTAL RCN	172,759
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1971 / 51
COND	42 42 %
FUNC	0
ECON	30 Loc/Appeal
DEPR	72 % GD 28
RCNLD	\$48,400

