

Key: 5259

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.707

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COHEN COMMERCIAL PROPERTIES LLC PO BOX 391 N CHATHAM, MA 02650-0391				4F-47-T33				298 COMMERCE PARK NO			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COHEN COMMERCIAL PROPERTI				06/23/2006	B	1 21127-40					
COHEN ALAN J				11/17/2003	N	449,000 17936-86					
PULIS TODD				10/01/2001	N	290,000 14292-74					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-467	11/16/2011	4	Outbuildings	5,300	05/30/2012	DF	100	100
	05/19/2009	50	Meas & List			CE	100	100
	02/01/2007	50	Meas & List			RRC	100	100
06-369	06/30/2006	1	New Construc	40,000	05/19/2009		100	100
1986035	03/13/1986	99	n/a				100	100

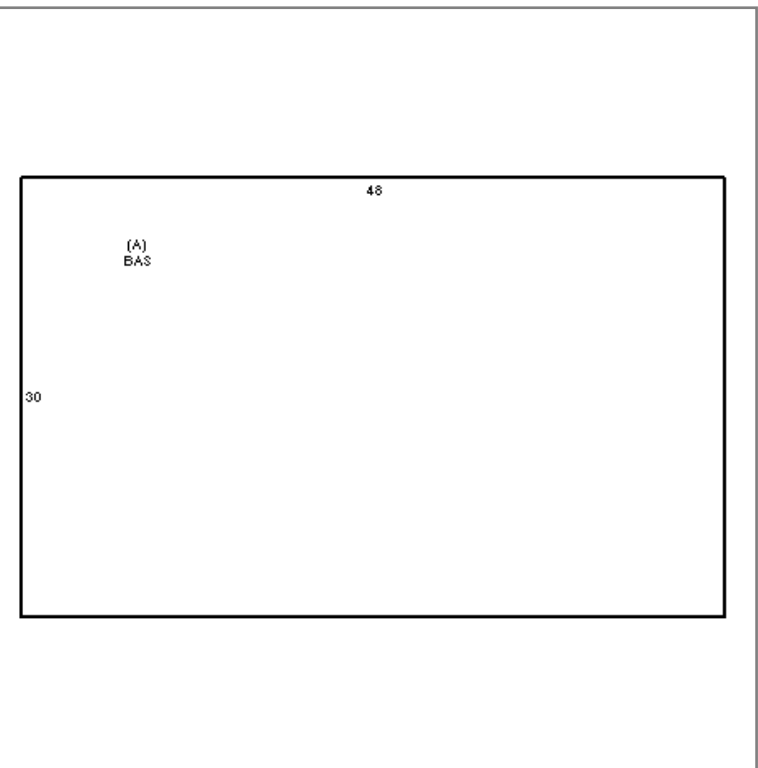
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	CI	1.00	100 1.00	416,900	1.71	100 1.00	1-1	1.00		326,710

TOTAL	20,000 SF	ZONING	I	FRNT	100	ASSESSED		CURRENT	326,700	PREVIOUS	297,000
Nbhd	COMMERCIAL	NOTE		LAND				BUILDING	117,400		96,200
Inf1	100			DETACHED				OTHER	18,400		17,500
Inf2	100			TOTAL					432,500		358,500
				TOTAL					895,000		769,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	70 0.30	1987	680	17.40	3,500
APV	A	1.00	70 0.30	2008	12,000	2.00	7,200
SHF	V	1.50	10 0.90	2011	160	18.45	2,700
SHF	L	0.80	30 0.70		900	7.92	5,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	53	0.87	STORAGE GARAGE [100%]	LIST
QUALITY	+	1.10	PLUS AVE [100%]	REVIEW
FRAME	4	0.98	METAL [100%]	11/6/2012 DF

BLDG COMMENTS
RYDERS BOAT YARD

LAND

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	165.355
NET AREA	1,440	DETAIL ADJ	0.792	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,440	1986	114.83	165,355	CONDITION ELEM CD	
\$NLA(RCN)	\$115	OVERALL	1.100	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR	
STORIES		1	1.00	ROOF COVER	10	METAL	1.00									CDN/APP	
% HEATED		100	1.00	FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 1985 / 37	
% AIR COND		0	1.00	INT. FINISH	64	MIN/WALL BD	1.00									COND 29 29 %	
% SPRINKLER		0	1.00	HEATING/COOL	15	SUSPENDED	0.95									FUNC 0	
				FUEL SOURCE	2	GAS	1.00									ECON 0	
																DEPR 29 % GD 71	
																RCNLD \$117,400	

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

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
4010	100	WAREHOUSE					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

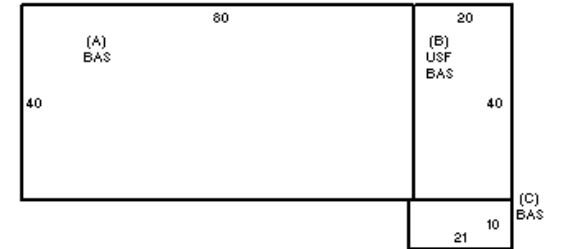
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	432,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	52	1.21	SERVICE GARAGE [64%]	REVIEW	11/6/2012	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
RETAIL PARTS DEPT/BOAT MAINT & STORAGE

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,850		
NET AREA	5,010	DETAIL ADJ	1.171	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,200	2006	101.57	325,014	CONDITION ELEM CD			
\$NLA(RCN)	\$102	OVERALL	1.100	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	800	2006	101.57	81,254	EXTERIOR			
CAPACITY						ROOF SHAPE	0.98	B	USF	L	UP-STRY FIN	800	2006	101.57	81,254	INTERIOR			
STORIES	2		1.00	ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	210	2006	101.57	21,329	CDN/APP			
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 2007 / 15			
% AIR COND	35		1.01	INT. FINISH	64	MIN/WALL BD	1.00									COND 15 15 %			
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00									FUNC 0			
				FUEL SOURCE	1	OIL	1.00											ECON 0	
														DEPR 15 % GD 85					
																RCNLD	\$432,500		