

Key: 692

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 778

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GARDNER ROBERT A NOW 1260 MAIN CHATHAM LLC 1260 MAIN ST CHATHAM, MA 02633				11E-6-33				1260 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
1260 MAIN CHATHAM LLC				05/24/2023	QS	1,350,000	35803-171				
GARDNER ROBERT A				05/18/1983	QS	275,000	()				
PATE CLOYDE H JR &				07/02/1980	QS	200,000	3119-306				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-168	03/15/2023	99	n/a	33,650				0
21-451	07/29/2020	3	Renovations	180,000	03/10/2021	PJK	50	70
21-358	06/11/2020	99	n/a	20,000	03/10/2021	PJK	100	100
19-320	05/08/2019	3	Renovations	4,000	06/11/2020	PJK	100	100
12-108	02/24/2012	10	Reroof	7,200	06/04/2014	MR	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	24,829	CI	1.00	100	1.00	1.00	583,660	1.45	100	1.00	MS5 1.40	483,260

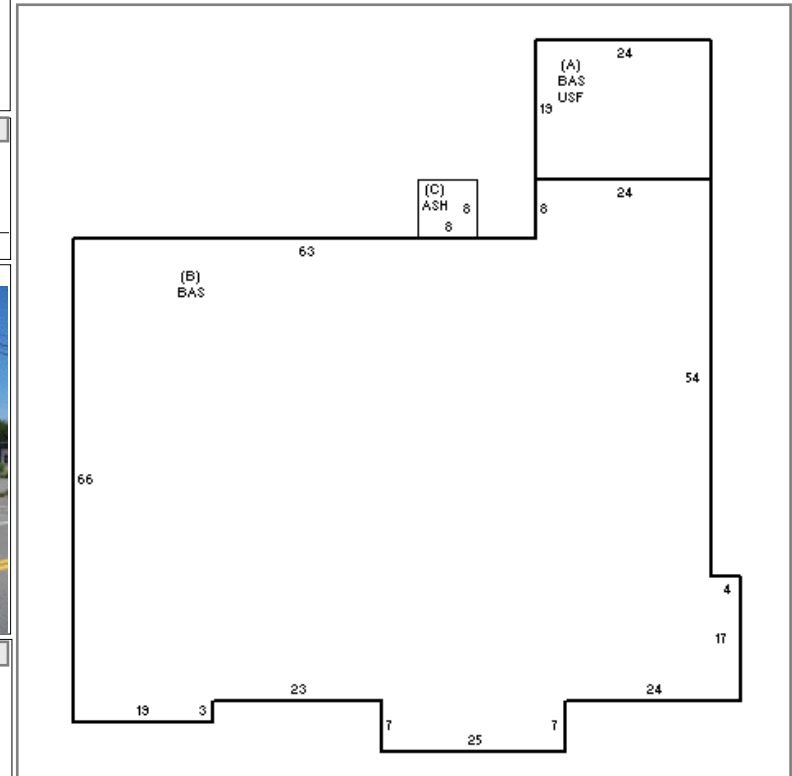
TOTAL	24,829 SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	483,300	426,600
Inf1	100		LAND BUILDING	724,300	369,000			
Inf2	100		DETACHED	11,900	11,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,219,500</b>	<b>806,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	17,000	2.00	10,200
SN2	V	1.50	20 0.80 4X5		20	105.90	1,700



BLDG COMMENTS  
PATES FINE FOOD & DRINK

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM			
STYLE	39	1.54	RESTAURANT [87%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			6/9/2014 MR



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	6,885	DETAIL ADJ	1.524
\$NLA(RCN)	\$127	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	100	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
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
A	USF	L	UP-STRY FIN	456	1949	124.50	56,773
A	BAS	L	BASE AREA	456	1949	124.50	56,773
B	BAS	L	BASE AREA	5,973	1949	124.50	743,648
C	ASH	N	ATT SHED	64		28.30	1,811
	SPD	N	SPRKN-DRY	5,778		1.70	9,823
	F11	O	FPL 1S 1OP	1		3,867.00	3,867

TOTAL RCN	872,695
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$724,300