

Key: 693

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 779

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
1238 MAIN LLC 255 RTE 28 W HARWICH, MA 02671				11E-7-32				1238 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
1238 MAIN LLC				09/14/2021	B	1,250,000	34470-139				
MAHO LLC				04/08/2011	B	485,000	25371-136				
MCCARTE JOHN W & BARBARA				11/07/1978	QS	245,000	2815-87				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-17	03/30/2023	75	SPECIAL PERM				100	100
	01/23/2023	72	I&E				100	100
22-048	08/11/2022	75	SPECIAL PERM				100	100
22-364	06/10/2022	3	Renovations	12,400			0	0
22-315	06/06/2022	99	n/a	15,000			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	30,056	CI	1.00	100	1.00	1.00	583,660	1.27	100	1.00	MS5 1.40	511,290

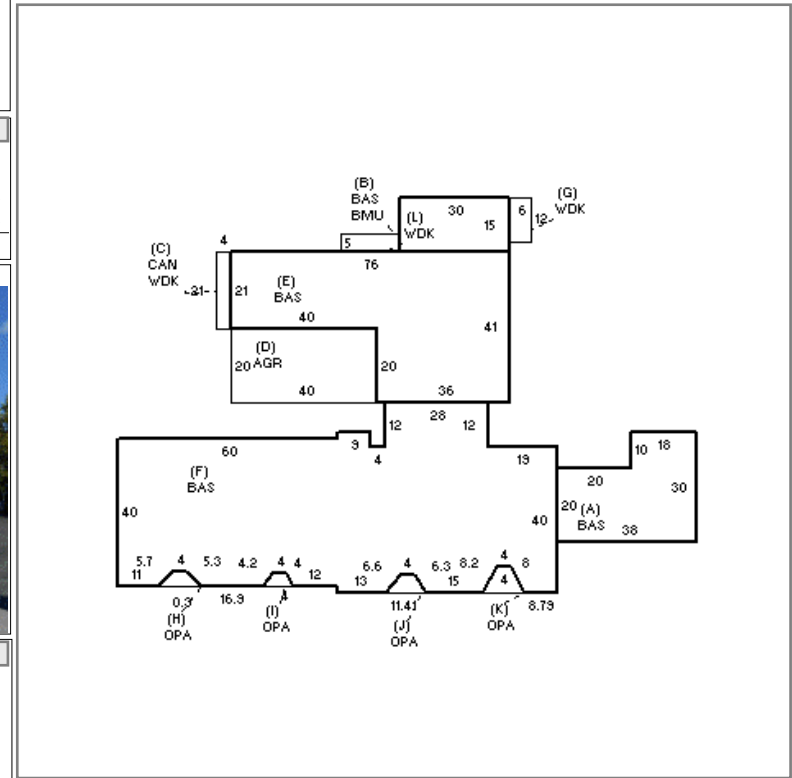
TOTAL	30,056 SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	511,300	464,800
Inf1	100		BUILDING	680,900	613,600			
Inf2	100		DETACHED	5,500	5,200			
			OTHER	0	0			
						TOTAL	1,197,700	1,083,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	8,000	2.00	4,800
SN2	V	1.50	20 0.80 2X4		8	105.90	700



BLDG COMMENTS
CUFFY'S OF CAPE COD CLOTHING, BOB BEACH FINDS, NATURAL COMFORT FOOTWEAR, ISLAND PURSUIT



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	10/16/2012	DF
STYLE	31	1.26	STORE(SM. RET) [100%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	8,726	DETAIL ADJ	1.217
\$NLA(RCN)	\$111	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	60	1.02
% 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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	940	1946	96.13	90,365
B	BMU	N	BSMT UNF	450		28.30	12,735
+	WDK	N	WOOD DECK	236		23.54	5,555
C	CAN	N	CANOPY	84		16.30	1,369
D	AGR	N	ATTACHED GARAGE	800		51.60	41,280
+	BAS	L	BASE AREA	7,786	1946	96.13	748,495
+	OPA	N	OPEN PORCH	152		24.64	3,745
	BMU	N	BSMT UNF	2,442		28.30	69,109

TOTAL RCN	972,653
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1983 / 39
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$680,900