

Key: 1709

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.860

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MADISON PLACE LLC MANAGER MOSS ROBERT E 53 SEARS RD SOUTHBOROUGH, MA 01772-1101		13E-49-1A	907 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MADISON PLACE LLC		02/04/2019	QS	1,925,000	31818-350	
907 ROOBAR LLC		08/15/2006	N	640,000	21273-9	
907 MAIN STREET REALTY TR		02/28/2001	O	725,000	13600-302	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	RESTAURANTS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-176	03/16/2023	99	n/a	26,377			0 0
16-538	09/19/2016	2	Additions		06/28/2017	RJM	100 100
13-165	03/27/2013	11	Window Rplc	5,000	06/04/2014	MR	100 100
	03/01/2004	50	Meas & List			RRC	100 100
03-402	09/04/2003	3	Renovations	25,000			100 100

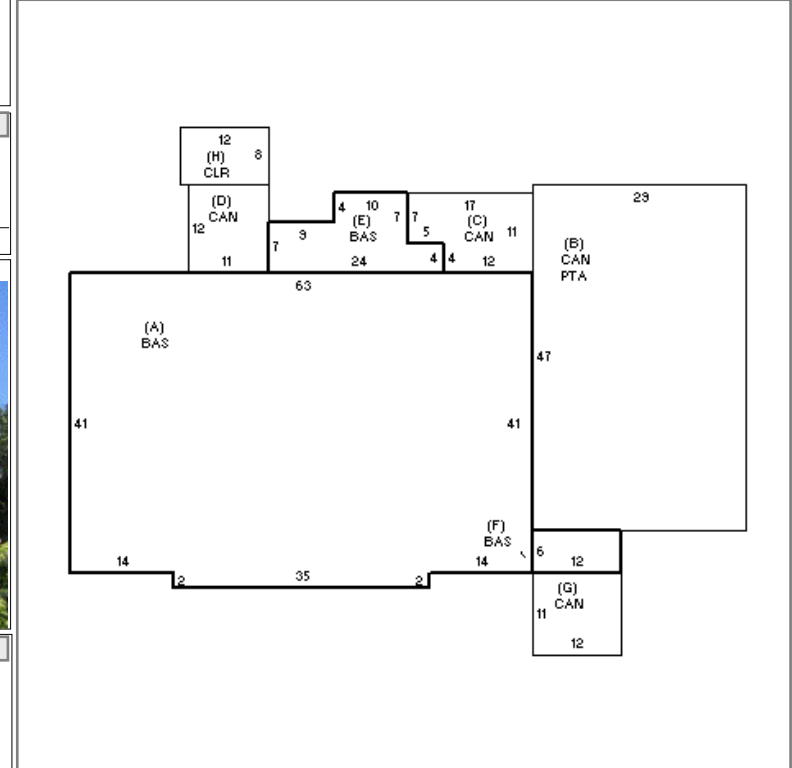
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	46,136	CI	1.00	100	583,660	1.00	100	1.00	MS5	1.40	618,180

TOTAL	1.059 Acres	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	618,200	562,000
Inf1	100		LAND BUILDING	1,377,800	1,254,900			
Inf2	100		DETACHED	164,200	156,500			
						OTHER	0	0
TOTAL						TOTAL	2,160,200	1,973,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BNK	A	1.00	20 0.80	10X16 BANK O	1987	124,498.30	99,600
SN3	E	1.80	20 0.80	4X5 BANK OF	1987	280.26	4,500
LH4	A	1.00	20 0.80		1987	6,469.50	15,500
LH1	A	1.00	20 0.80		1987	2,291.80	11,000
APV	A	1.00	60 0.40		1987	2.00	28,800
SN2	V	1.50	20 0.80	6X7	42	105.90	3,600
SHF	A	1.00	10 0.90	8X12	2016	14.26	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	39	1.57	RESTAURANT [100%]	LIST
QUALITY	SP	2.90	SPECIAL [100%]	REVIEW
FRAME	2	1.00	MASONRY [100%]	2/28/2019 APK

BLDG COMMENTS
DEL-MAR 125 SEATS

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,918	DETAIL ADJ	1.680
\$NLA(RCN)	\$497	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VEENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	23	DRYWLI/WD PNL	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
+	BAS	L	BASE AREA	2,918	1977	441.98	1,289,706
B	PTA	N	PATIO	1,363		18.27	24,902
+	CAN	N	CANOPY	1,794		16.30	29,242
H	CLR	N	COOLER	96		49.40	4,742
	CLR	N	COOLER	96		49.40	4,742
	FRZ	N	FREEZER	120		69.50	8,340
	ATM	O	AUTO TELLR	2		44,342.00	88,684

TOTAL RCN	1,450,358
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	E
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$1,377,800