

Key: 1758

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.911

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TPG CHATHAM HIGHLANDER LLC 1140 RESERVOIR AVE CRANSTON, RI 02920				13F-33-8				958 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TPG CHATHAM HIGHLANDER LL				06/30/2022	V	7,739,000	35223-27				
OCEANVIEW HOLDINGS LLC				02/19/2020	V		32699-297				
OCONNELL SEAN P & LORI F				09/30/2003	N	2,120,000	17730-74				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				1	1 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
1997179	08/12/1997	99	n/a				100 100
1997150	06/23/1997	99	n/a				100 100
93-178	03/01/1993	99	n/a	1,800			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	50,473	CI	1.00	100	583,660	1.00	100	1.00	MS5	1.40	676,290

TOTAL	1.159 Acres	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	676,300	614,800
Inf1	100		LAND	300,300	270,600			
Inf2	100		DETACHED	61,400	58,400			
						OTHER	359,800	324,300
						TOTAL	1,397,800	1,268,100

DETACHED

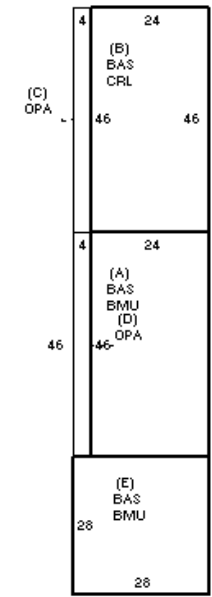
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	10,000	2.00	6,000
DGF	G	1.20	30 0.70 14X40	1988	560	51.19	20,100
IPG	G	1.20	10 0.90 20X40	1988	800	45.23	32,600
SN2	G	1.20	20 0.80 5X8		40	84.72	2,700



BLDG COMMENTS
HIGHLANDER II MOTOR INN
BUILDING A=6 UNITS & APT=RMS201-206

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM			
STYLE	43	1.32	MOTEL/HOTEL [74%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	2,992	DETAIL ADJ	1.274
\$NLA(RCN)	\$141	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	1,888		28.30	53,430
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	2,208	1958	114.62	253,091
ROOF SHAPE	1	GABLE	1.00	B	CRL	N	CRAWL SPACE	1,104		13.10	14,462
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	368		22.40	8,243
FLOOR COVER	3	WW CARPET	1.00	E	BAS	L	BASE AREA	784	1958	114.62	89,865
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		3,867.00	3,867
HEATING/COOL	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	422,958
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1985 / 37
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$300,300

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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.912

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TPG CHATHAM HIGHLANDER LLC		13F-33-8		958 MAIN ST	
1140 RESERVOIR AVE		TRANSFER HISTORY		DOS	T
CRANSTON, RI 02920				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

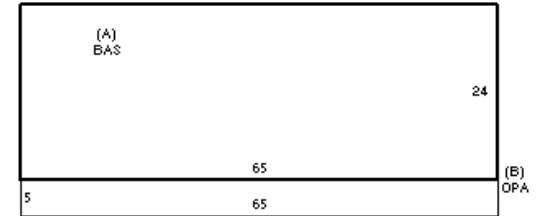
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	164,500	
Inf1		BUILDING			
Inf2		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/15/2012
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM	LIST	
STYLE	43	1.25	MOTEL/HOTEL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS
BUILDING C=4 UNITS & LNDRY=RMS214-217

G

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	231,693			
NET AREA	1,560	DETAIL ADJ	1.246	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,560	1963	143.85	224,413	CONDITION ELEM CD				
\$NLA(RCN)	\$149	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	325		22.40	7,280	EXTERIOR				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										INTERIOR		
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00										CDN/APP				
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00										EFF.YR/AGE		1985 / 37		
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00										COND		29 29 %		
% SPRINKLER	0	1.00	HEATING/COOL	2	HOT WATER	1.02										FUNC		0		
																	ECON		0	
																	DEPR		29 % GD	71
																	RCNLD		\$164,500	

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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.913

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
TPG CHATHAM HIGHLANDER LLC 1140 RESERVOIR AVE CRANSTON, RI 02920		13F-33-8	958 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				3	3 of 3	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	195,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/15/2012
								

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM	LIST	
STYLE	43	1.25	MOTEL/HOTEL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,088	DETAIL ADJ	1.246	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,088	1958	127.10	265,386
\$NLA(RCN)	\$132	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	435		22.40	9,744
				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	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

BUILDING

(A) BAS

5

87 87

(B) OPA

24

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,088	DETAIL ADJ	1.246	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,088	1958	127.10	265,386
\$NLA(RCN)	\$132	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	435		22.40	9,744
				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	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	275,130
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1985 / 37
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$195,300