

Key: 1759

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.914

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
TPG CHATHAM HIGHLANDER LLC 1140 RESERVOIR AVE CRANSTON, RI 02920				13F-34-B8				946 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	2,300,000	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 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-320	04/24/2023	3	Renovations	24,350			0 0
	03/29/2023	70	FOL				100 100
23-261	03/16/2023	10	Reroof	183,950			0 0
14-325	06/10/2014	11	Window Rplc	2,600	05/20/2015	MW	100 100
	01/26/2006	90	BPP SITE INS			RRC	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	CI	1.00	100	583,660	1.00	100	1.00	MS5	1.40	583,660

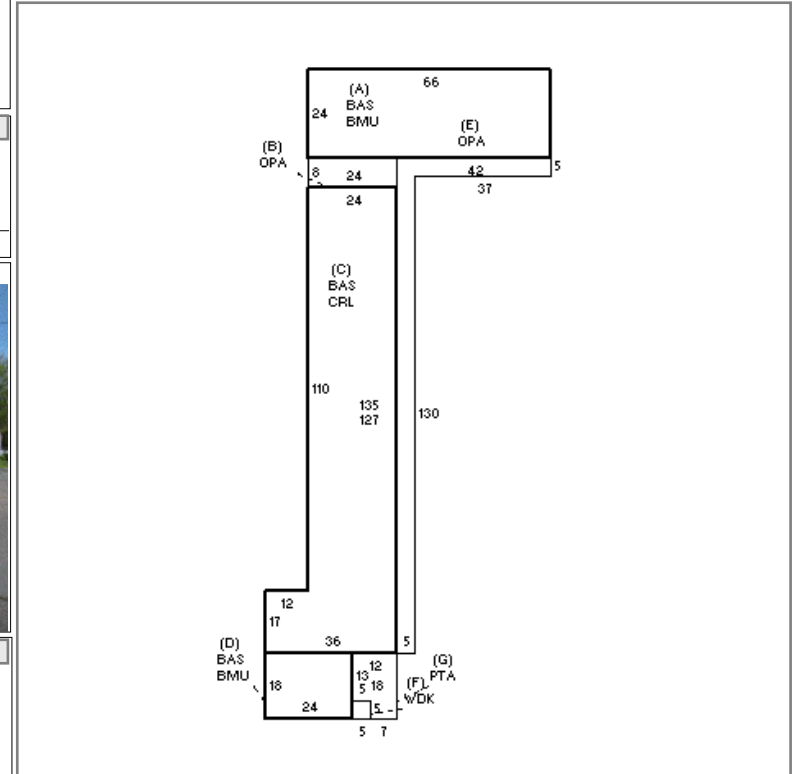
TOTAL	43,560 SF	ZONING	Gb3	FRNT	104	ASSESSED	CURRENT	PREVIOUS		
Nbhd	COMMERCIAL	NOTE						LAND	583,700	530,600
Inf1	100		BUILDING	465,100	424,900					
Inf2	100		DETACHED	23,900	22,600					
			OTHER	0	0					
							TOTAL	1,072,700	978,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1995	9,000	2.00	5,400
C06	A	1.00	50 0.50	1987	75	17.40	700
IPG	G	1.20	30 0.70	1995	512	49.62	17,800



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	43	1.25	MOTEL/HOTEL [100%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	5/28/2015 TD

BLDG COMMENTS
CHATHAM HIGHLANDER MOTEL
12 UNITS=RMS101-112



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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	637,075		
NET AREA	5,268	DETAIL ADJ	1.246	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	2,016		28.30	57,053	CONDITION ELEM CD			
\$NLA(RCN)	\$121	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	5,268	1960	97.21	512,118	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	1,052		22.40	23,565	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CRL	N	CRAWL SPACE	3,252		13.10	42,601	CDN/APP			
				FLOOR COVER	3	W/W CARPET	1.00	F	WDK	N	WOOD DECK	25		21.40	535				
				INT. FINISH	25	DRYWLI/OTHER	1.00	G	PTA	N	PATIO	191		6.30	1,203				
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$465,100