

Key: 1943

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.111

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
VICTORIAN OF CHATHAM LLC 390 ORLEANS RD N CHATHAM, MA 02650				131-4-1				375 ORLEANS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VICTORIAN OF CHATHAM LLC				04/30/2009	U	600,000	23657-298					
375 ORLEANS ROAD LLC				04/30/2008	A	1	22875-67					
CICCARIELLO RICHARD & JUD				01/21/1980	A	1	3047-128					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	98,102	CI	1.00	100	416,900	1.00	100	1.00	OR1	1.00	938,910

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1250	100	OTHER CONGREGATE				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-766	02/27/2023	72	I&E				100	100
20-502	10/03/2022	10	Reroof	18,878	06/20/2023	PJK	0	100
	08/13/2020	3	Renovations	18,960	03/11/2021	PJK	100	100
	03/04/2020	72	I&E				100	100
SS19-31	12/31/2017	20	Splits/Land				100	100

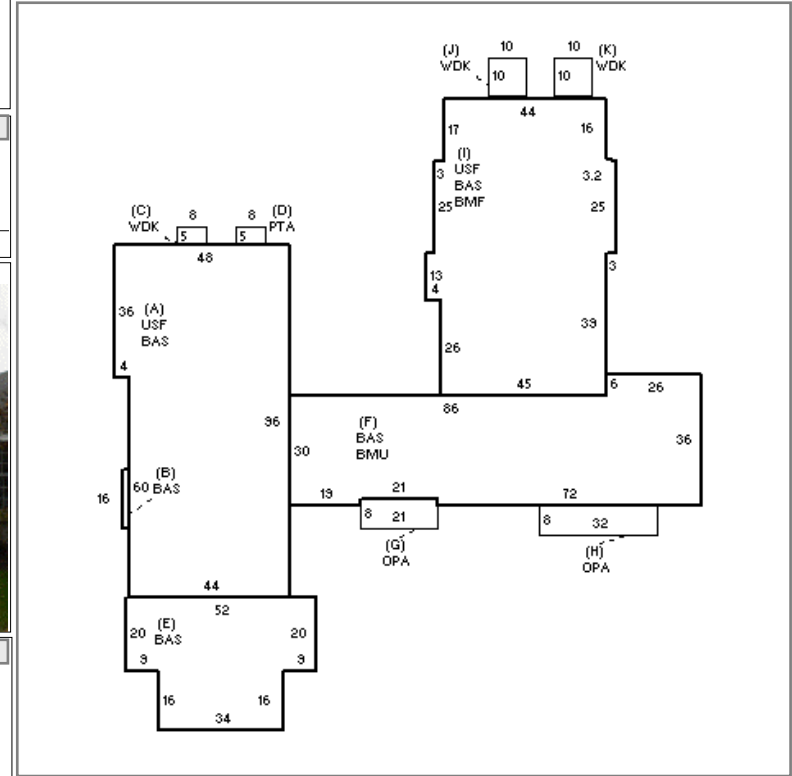
LAND

TOTAL	2.252 Acres	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	938,900	853,600
Inf1	100		LAND	5,096,800	4,645,400			
Inf2	100		DETACHED	85,800	81,800			
						OTHER	528,700	482,200
TOTAL						TOTAL	6,650,200	6,063,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	2010	27,300	2.00	16,400
LH4	A	1.00	10 0.90	2010	10	6,469.50	58,200
PTD	A	1.00	10 0.90	2010	978	11.30	9,900
W06	G	1.20	30 0.70		120	15.00	1,300



BLDG COMMENTS
BROAD REACH AT THE VICTORIAN (ASSISTED LIVING)-40 units



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM			
STYLE	94	1.90	ASST LVG FCLTY [100%]	LIST		
QUALITY	E	2.00	EXCELLENT [100%]	REVIEW	11/5/2012	DF
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,791,847
NET AREA	21,440	DETAIL ADJ	1.859	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	13,265	2010	243.79	3,233,865		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	8,175	2010	243.79	1,992,977		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	240		42.80	10,272		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO	40		12.60	504		
				FLOOR COVER	63	OTHER/CARPET	1.00	F	BMU	N	BSMT UNF	3,474		28.30	98,314		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	424		44.80	18,995		
				HEATING/COOL	9	WARM/COOL AIR	1.00	I	BMF	N	BSMT FIN-SEP	3,807		95.59	363,911		
				FUEL SOURCE	2	GAS	1.00		SPW	N	SPRKN-WET	3,980		1.30	5,174		
									ELP	O	PASSGR. ELEV.	1		60,146.00	60,146		
									GFP	O	GAS LOG/FP/E FP	2		3,844.50	7,689		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																CDN/APP	
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$5,096,800

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VICTORIAN OF CHATHAM LLC				131-4-1				375 ORLEANS RD			
390 ORLEANS RD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
N CHATHAM, MA 02650											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1250	100	OTHER CONGREGATE				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

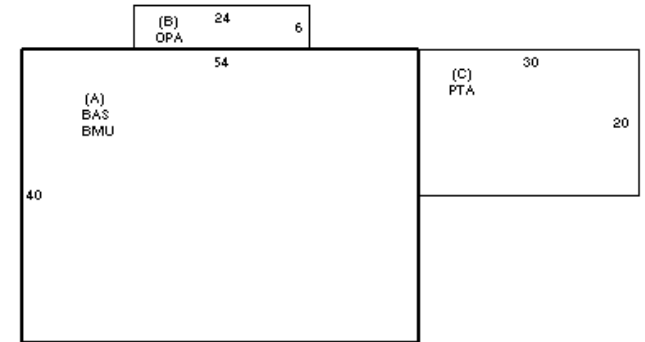
LAND

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	528,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM		
STYLE	94	1.90	ASST LVG FCLTY [100%]	LIST	
QUALITY	G	1.40	GOOD [100%]	REVIEW	5/23/2016 RJM
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,160	DETAIL ADJ	1.859	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,160		28.30	61,128
\$NLA(RCN)	\$295	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,160	1997	262.07	566,066
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		31.36	4,516
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO	600		8.82	5,292
				FLOOR COVER	36	CARPET/OTHER	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	637,002
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$528,700