

Key: 2260

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.455

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION            |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| HIGHLAND REALTY TRUST<br>c/o RUBIN AND RUDMAN LLP<br>53 STATE ST<br>BOSTON, MA 02109 |  |  |  | 14C-47-31  |    |            |              | 309 STAGE HARBOR RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| HIGHLAND REALTY TRUST  |  |  |  | 08/19/2021 | QS | 1,750,000  | 34396-49     |                     |  |  |  |
| JIGARJIAN CHARLES & REBEC  |  |  |  | 12/13/2016 | T  | 1,300,000  | 30158-348    |                     |  |  |  |
| HIGHLAND REALTY TRUST  |  |  |  | 02/12/2014 | QS | 1,338,768  | 27984-173    |                     |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              | BN ID     | BN         | CARD   |         |
|--------|------------|---------------|--------------|-----------|------------|--------|---------|
| 1010   | 100        | SINGLE FAMILY |              |           | 1          | 1 of 2 |         |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT    | INSP       | BY     | 1st %   |
| 23-313 | 05/03/2023 | 3             | Renovations  | 2,100,000 |            |        | 0 0     |
| 22-114 | 12/01/2022 | 75            | SPECIAL PERM |           |            |        | 100 100 |
|        | 10/18/2021 | 98            | SALES QUESTI |           |            |        | 100 100 |
| 15-178 | 04/17/2015 | 3             | Renovations  | 75,000    | 04/14/2017 | BF     | 100 100 |
| 14-172 | 04/03/2014 | 3             | Renovations  | 2,000     | 05/01/2015 | MW     | 100 100 |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | CH   | 1.00 | 100  | 1,759,200 | 1.00 | 100  | 1.00 | PV1 | 4.80       | 1,615,430 |
| 300 | A | 0.081    | CH   | 1.00 | 100  | 92,160    | 1.00 | 100  | 1.00 | PV1 | 4.80       | 7,460     |

| TOTAL | 43,522 SF |  | ZONING           | R40       | FRNT    | 0       | ASSESSED | CURRENT   | PREVIOUS  |
|-------|-----------|--|------------------|-----------|---------|---------|----------|-----------|-----------|
| Nbhd  | CHATHAM   |  | N<br>O<br>T<br>E | Pond View |         |         | LAND     | 1,622,900 | 1,352,300 |
| Inf1  | 100       |  |                  | BUILDING  | 353,700 | 321,800 |          |           |           |
| Inf2  | 100       |  |                  | DETACHED  | 3,300   | 3,200   |          |           |           |
|       |           |  |                  | OTHER     | 201,400 | 185,400 | TOTAL    | 2,181,300 | 1,862,700 |

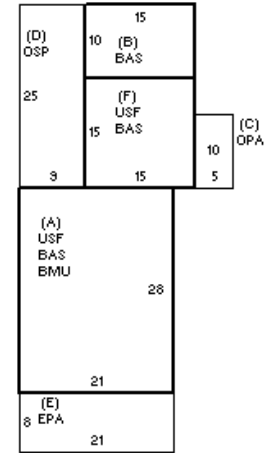
| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | V    | 1.50 | 40 0.60  | 1981 | 342   | 16.13     | 3,300 |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE |           |    |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 21 | 1.00 | ANTIQUE [100%]    | REVIEW  | 6/20/2017 | TD |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1900  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 552,583 |            |            |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,776 | DETAIL ADJ | 1.060 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | A | BMU | N | BSMT UNFINISHED | 588   |      | 84.08     | 49,437  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$311 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | + | USF | L | UP-STRY FIN     | 813   | 1900 | 224.80    | 182,761 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | + | BAS | L | BAS AREA        | 963   | 1900 | 264.93    | 255,124 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER   | 2  | WOOD SHIN      | 1.01 | C | OPA | N | OPEN PORCH      | 50    |      | 76.10     | 3,805   | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 13 | HARDWD/CARPET  | 1.00 | D | OSP | N | OPEN SCR PORCH  | 225   |      | 78.80     | 17,730  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH  | 1  | PLASTER        | 1.00 | E | EPA | N | ENCL PORCH      | 168   |      | 133.70    | 22,462  | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |   | PTA | N | PATIO/STOOP     | 324   |      | 17.90     | 5,800   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 10,376.00 | 10,376  |                |         |            |            |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1968 / 54  |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 36 36%     |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 36 % GD 64 |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$353,700  |



Key: 2260

Town of CHATHAM - Fiscal Year 2024

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LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  | PARCEL ID | LOCATION            |            |              |  |
|--|--|-----------|---------------------|------------|--------------|--|
| HIGHLAND REALTY TRUST<br>c/o RUBIN AND RUDMAN LLP<br>53 STATE ST<br>BOSTON, MA 02109 |  | 14C-47-31 | 309 STAGE HARBOR RD |            |              |  |
| TRANSFER HISTORY   |  | DOS       | T                   | SALE PRICE | BK-PG (Cert) |  |
|  |  |           |                     |            |              |  |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |   |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010   | 100    | SINGLE FAMILY |      |        |       | 2  | 2 of 2 |   |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st    | % |
|        |        |               |      |        |       |    |        |   |

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

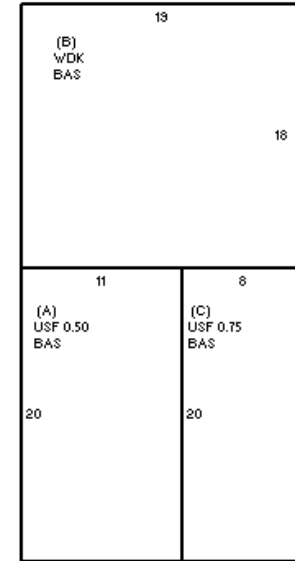
| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 201,400 |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS  
NO KITCHEN

| BUILDING | CD | ADJ  | DESC              | MEASURE | REVIEW | 6/20/2017 | TD |
|----------|----|------|-------------------|---------|--------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |        |           |    |
| STYLE    | 15 | 0.80 | STUDIO [100%]     |         |        |           |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |        |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |        |           |    |



| YEAR BLT   | 2002  | SIZE ADJ   | 1.000   |
|------------|-------|------------|---------|
| NET AREA   | 952   | DETAIL ADJ | 0.797   |
| \$NLA(RCN) | \$258 | OVERALL    | 1.000   |
| CAPACITY   |       | UNITS      | ADJ     |
| STORIES    |       | 1.5        | 1.00    |
| ROOMS      |       | 4          | 1.00    |
| BEDROOMS   |       | 1          | 1.00    |
| FULL BATHS |       | 1          | 1.00    |
| 1/2 BATHS  |       | 0          | 1.00    |
| FIXTURES   |       | 3          | \$1,913 |
| UNITS      |       | 1          | 1.00    |

| ELEMENT      | CD | DESCRIPTION    | ADJ  |
|--------------|----|----------------|------|
| FOUNDATION   | 2  | SLAB           | 0.95 |
| EXT. COVER   | 6  | SHAKES         | 1.00 |
| ROOF SHAPE   | 1  | GABLE          | 1.00 |
| ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 |
| FLOOR COVER  | 1  | HARDWOOD       | 1.00 |
| INT. FINISH  | 2  | DRYWALL        | 1.00 |
| HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |
| FUEL SOURCE  | 1  | OIL            | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BAS AREA    | 722   | 2002 | 232.56    | 167,909 |
| + | USF | L | UP-STRY FIN | 230   | 2002 | 197.33    | 45,387  |
| B | WDK | N | WOOD DECK   | 342   |      | 58.40     | 19,973  |
|   | F21 | O | FPL 2S 1OP  | 1     |      | 10,376.00 | 10,376  |

| TOTAL RCN      | 245,558    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 2004 / 18  |
| COND           | 18 18 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 18 % GD 82 |
| RCNLD          | \$201,400  |