

Key: 2428

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.630

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FAMILY TIDES LLC 15 OCTOBER DR FRANKLIN, MA 02038-3471				14E-81-63				636 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FAMILY TIDES LLC				05/01/2009	QS	1,425,000	(188442)					
MERK TOBY F				04/02/2008	A	1	(185601)					
LITCHFIELD ANNE-MARIE				04/02/2008	A	1	(185600)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,614	CI	1.00	100	1,709,290	2.47	100	1.00	MS8	4.10	1,223,570

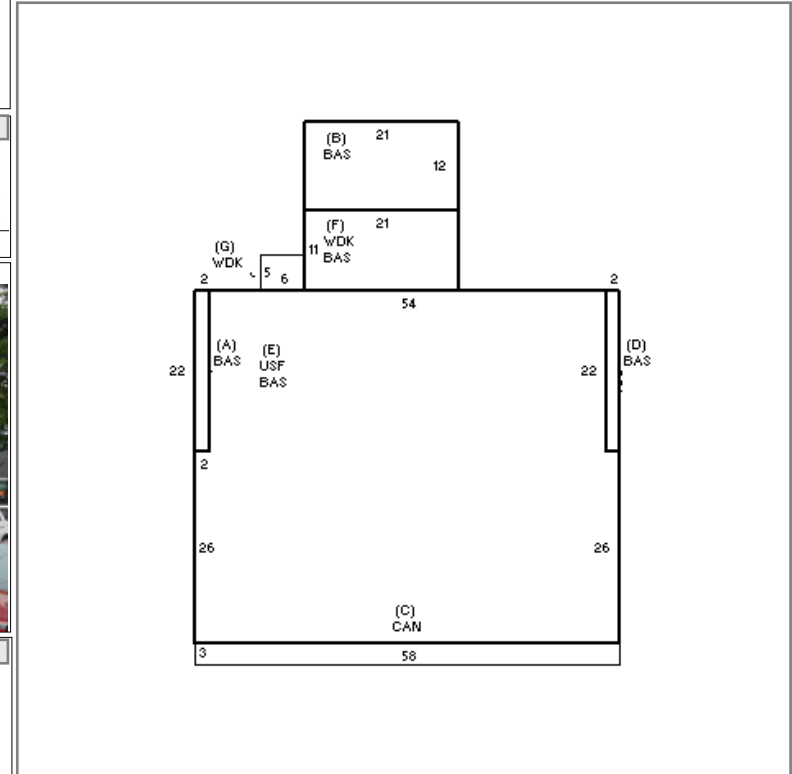
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	50	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-547	10/16/2013	4	Outbuildings	4,000	06/04/2014	MR	100	100
	03/27/2009	50	Meas & List			CE	100	100
	07/25/2005	50	Meas & List			JB	100	100
000000753	11/22/2004	99	n/a	5,000			100	100
P2004614	11/08/2004	99	n/a				100	100

LAND

TOTAL	12,614 SF	ZONING	Gb1	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,223,600	1,003,800
Inf1	100		BUILDING	585,600	486,000			
Inf2	100		DETACHED	8,000	7,700			
			OTHER	0	0			
TOTAL						1,817,200	1,497,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1988	8,000	2.00	4,800
SN2	V	1.50	20 0.80 3-2X2	2000	12	105.90	1,000
SHF	G	1.20	10 0.90 12X14	2013	168	14.60	2,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	6/5/2014	MR
STYLE	31	1.37	STORE(SM. RET) [55%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
632: J MCLAUGHLIN/634:SOUTHERN
TIDE=SIGNATURE STORE/636:TANIKAS 2ND FL
APT

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	760,547																			
NET AREA	5,963	DETAIL ADJ	1.365	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,267	1953	125.89	411,276	CONDITION ELEM	CD																			
\$NLA(RCN)	\$128	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLE	1.00	C	CAN	N	CANOPY	174		17.93	3,120	EXTERIOR																				
				ROOF SHAPE	1	GABLE	1.00	E	USF	L	UP-STRY FIN	2,696	1953	125.89	339,393	INTERIOR																				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	261		25.89	6,758	CDN/APP																				
				FLOOR COVER	3	WW CARPET	1.00																													
				INT. FINISH	2	DRYWALL	1.00																													
				HEATING/COOL	11	HOT WT/COOL AIR	1.02																													
				FUEL SOURCE	1	OIL	1.00																													
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