

Key: 2429

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.631

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RJMB REALTY III LLC MGRS DOUGLAS ROBERT S JR & JAMIE 735 FALMOUTH RD MASHPEE, MA 02649				14E-81A-63A				628 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RJMB REALTY III LLC				05/26/2010	B	100 (191499)					
FOUR DOUGLAS SONS REALTY				04/12/2007	QS	1,100,000 (182813)					
CABBAGES & KINGS REALTY T				03/16/2004	A	1 (172367)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-166	05/02/2022	72	I&E				100	100
	04/21/2022	3	Renovations	150,000			0	0
	03/19/2020	72	I&E				100	100
	03/15/2019	72	I&E				100	100
	03/12/2018	72	I&E				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	7,840	CI	1.00	100	1,709,290	3.73	100	1.00	MS8	4.10	1,148,640

TOTAL	7,840 SF	ZONING	Gb1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,148,600	942,300
Inf1	100		LAND	263,300	215,700			
Inf2	100		DETACHED	7,900	7,500			
			OTHER	0	0			
TOTAL						1,419,800	1,165,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	20 0.80	1988	4,000	2.00	6,400
SN2	E	1.80	10 0.90 4' OVAL	2008	13	127.08	1,500

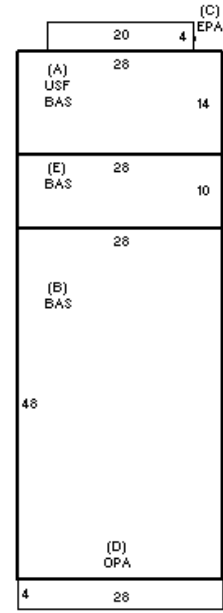


BLDG COMMENTS
BLACK DOG (RETAIL)

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	31	1.26	STORE(SM. RET) [100%]	REVIEW	4/18/2019	APK
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,408	DETAIL ADJ	1.219	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	392	1992	142.64	55,913
\$NLA(RCN)	\$146	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	392	1992	142.64	55,913
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,344	1940	142.63	191,701
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	80		56.62	4,530
				FLOOR COVER	2	SOFTWOOD	0.95	D	OPA	N	OPEN PORCH	112		27.11	3,036
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	280	1992	142.63	39,938
				HEATING/COOL	11	HOT WT/COOL AIR	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	351,031	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
CDN/APP			G



EFF.YR/AGE	1993 / 29
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$263,300