

Key: 247

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 260

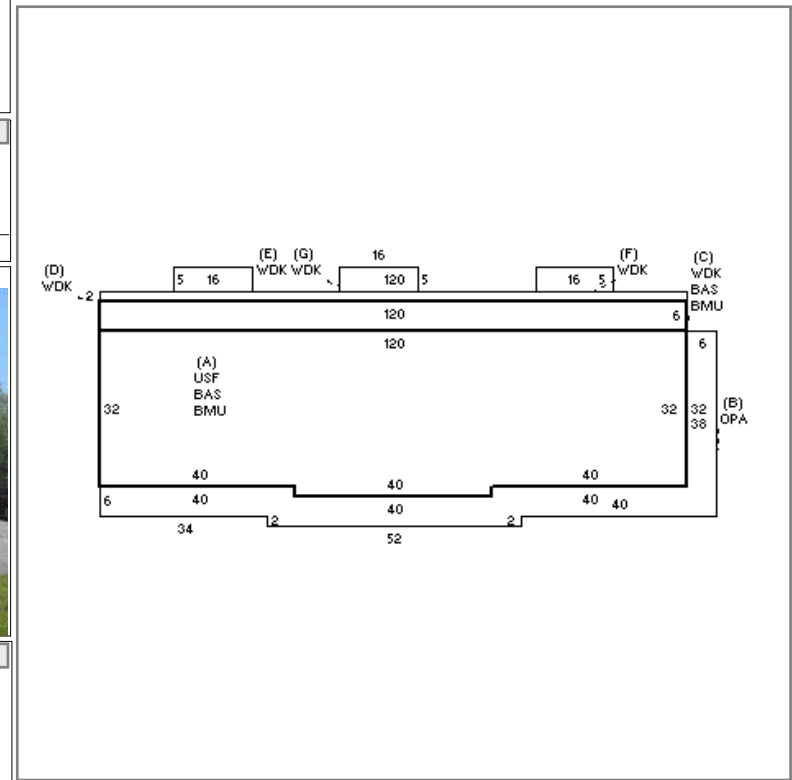
LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BROAD REACH HIGHLAND LODGE LLC 390 ORLEANS RD N CHATHAM, MA 02650				10E-38-R2				1455 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BROAD REACH HIGHLAND LODG				02/26/2019	U	2,000,000 (179246)						
1455 MAIN ST LLC				02/09/2006	N	782,600 (179246)						
RUDNICK RONALD TRUSTEE				06/10/1981	H	190,000 (85765)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	27,878	CI	1.00	100	458,590	1.34	100	1.00	MSP	1.10	392,550

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	60	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1064	02/27/2023	72	I&E				100	100
	03/10/2022	72	I&E				100	100
	11/18/2021	10	Reroof	24,000			0	0
	03/04/2020	72	I&E				100	100
20-018	01/09/2020	12	INSULATION	8,479	03/10/2021	PJK	100	100

TOTAL	27,878 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	392,600	356,900
Inf1	100		BUILDING	1,276,300	1,150,200			
Inf2	100		DETACHED	7,600	7,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,676,500</b>	<b>1,514,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1987	10,000	2.00	6,000
SN2	G	1.20	20 0.80 4X6		24	84.72	1,600



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM			
STYLE	20	1.42	OFFICE BUILDING [54%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
CAPTAIN HASKELL ROSE HOUSE  
1ST=UNIT1 LIGHTHOUSE REALTY, UNIT B/C=BROAD REACH HEALTHCARE  
6 APTS-2ND

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YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,679,343
NET AREA	8,560	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	4,640		42.45	196,968	CONDITION ELEM	CD
\$NLA(RCN)	\$196	OVERALL	1.500	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	4,640	1984	163.64	759,287	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	3,920	1984	163.64	641,466	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OPA	N	OPEN PORCH	972		36.96	35,925	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	1,200		35.31	42,372		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		3,325.50	3,326		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$1,276,300