

Key: 3037

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.287

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
578 PROPERTIES LLC 22 COMEAU ST WELLESLEY, MA 02481-6804				15D-18-B1A				578 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
578 PROPERTIES LLC				11/23/2010	A	1	25025-172					
RAVELSON SCOTT C				06/29/2000	QS	1,250,000	13102-253					
NORMANDEAU NORMAN E				03/02/1976	QS	100,000	2305-189					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	6,534	CI	1.00	100	1,709,290	4.40	100	1.00	MS8	4.10	1,128,130

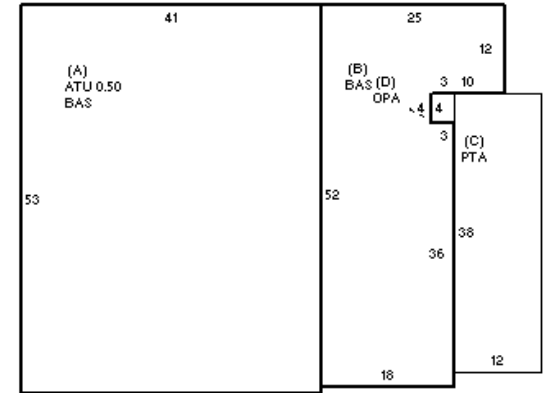
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-430	05/05/2021	10	Reroof	16,900				0
16-042	02/01/2016	3	Renovations	91,500	06/26/2017	RJM	100	100
15-200	04/27/2015	3	Renovations	35,700	05/11/2016	RJM	100	100
15-201	04/27/2015	3	Renovations	37,000	05/11/2016	RJM	100	100
	01/20/2011	51	Meas			CE	100	100

LEGAL LAND

TOTAL	6,520 SF	ZONING	Gb1	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,128,100	925,500
Inf1	100		BUILDING	328,400	272,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>							<b>1,456,500</b>	<b>1,198,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	7/3/2017	RJM
STYLE	31	1.36	STORE(SM. RET) [68%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
576: CAPTAINS TABLE/578: SARAH CAMPBELL./LONGFELLOW DESIGN

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	3,181	DETAIL ADJ	1.369
\$NLA(RCN)	\$141	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,173	1930	132.99	288,985
A	ATU	N	ATTIC UNFIN	1,087		15.51	16,860
B	BAS	L	BASE AREA	1,008	1930	132.99	134,053
C	PTA	N	PATIO	456		6.93	3,160
D	OPA	N	OPEN PORCH	12		24.66	296
	CLR	N	COOLER	120		54.34	6,521

TOTAL RCN	449,875	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
CDN/APP		
EFF.YR/AGE 1990 / 32		
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$328,400	