

Key: 3060

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.311

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TPG CHATHAM WAYSIDE LLC 1140 RESERVOIR AVE CRANSTON, RI 02920				15D-35-80				512 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TPG CHATHAM WAYSIDE LLC				03/31/2022	C	18,000,000	35015-174					
512 W LLC				10/25/2002	B	1	15801-268					
WOW REALTY TRUST				05/13/1993	N	1,105,000	8573-23					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	76,413	CI	1.00	100	1,709,290	1.00	100	1.00	MS8	4.10	2,998,440

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3020	100	INNS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/29/2023	70	FOL				100	100
	02/01/2023	72	I&E				100	100
	03/01/2021	72	I&E				100	100
20-61	10/28/2020	75	SPECIAL PERM				100	100
	02/20/2020	72	I&E				100	100

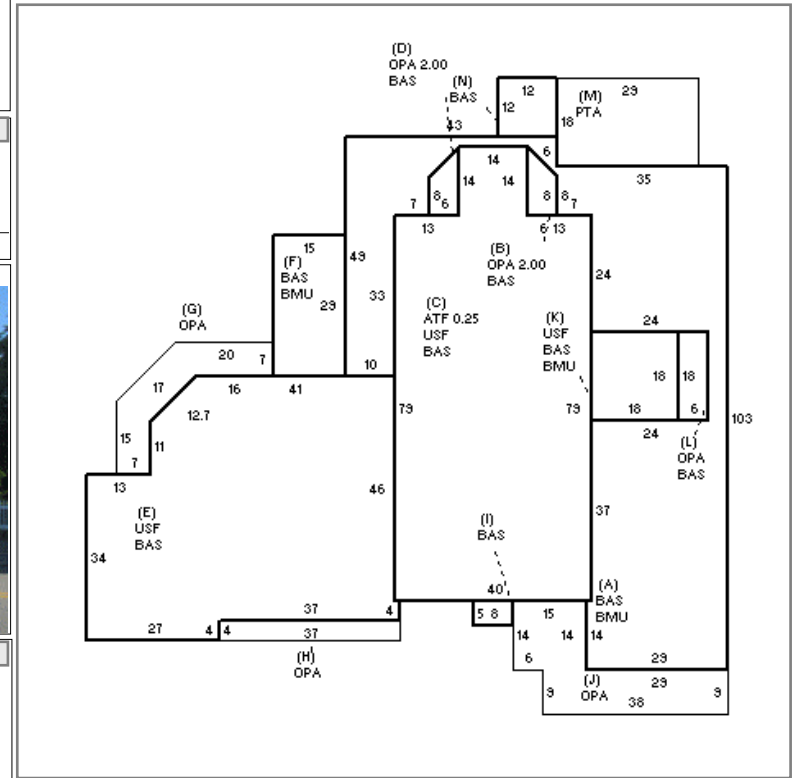
TOTAL	1.754 Acres	ZONING	R20	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	2,998,400	2,459,900
Inf1	100		LAND	4,089,900	3,349,200			
Inf2	100		DETACHED	41,100	39,100			
			OTHER	4,484,500	3,674,100			
						TOTAL	11,613,900	9,522,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1995	23,000	2.00	13,800
IPG	G	1.20	30 0.70	1995	576	48.27	19,500
CBH	A	1.00	30 0.70	2007	300	31.00	6,500
SN2	E	1.80	20 0.80	1995	13	127.08	1,300

PHOTO 06/23/2022

BLDG COMMENTS
56 ROOMS-WAYSIDE INN/WILD GOOSE TAVERN

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	44	2.09	B&B/INN [82%]	REVIEW	7/3/2017	RJM
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	18,208	DETAIL ADJ	2.064	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$258	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	36	CARPET/OTHER	1.00
% AIR COND	100		1.03	INT. FINISH	25	DRYWLI/OTHER	1.00
% SPRINKLER	100		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
+	BMU	N	BSMT UNF	3,985		31.13	124,054
A	BAS	L	BASE AREA	3,226	1995	242.69	782,903
+	BAS	L	BASE AREA	7,501	1995	242.69	1,820,383
+	USF	L	UP-STRY FIN	6,642	1995	242.69	1,611,917
C	ATF	L	ATTIC FINISHED	839	1995	57.52	48,261
+	OPA	N	OPEN PORCH	1,405		39.42	55,391
M	PTA	N	PATIO	522		11.09	5,788
CLR	N	COOLER		120		54.34	6,521
SPD	N	SPRINK-DRY		57,557		1.87	107,632
ELP	O	PASSGR. ELEV.		2		66,160.60	132,321
F21	O	FPL 2S 1OP		1		5,907.00	5,907

TOTAL RCN	4,701,078
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$4,089,900

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Key: 3060

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.312

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
TPG CHATHAM WAYSIDE LLC		15D-35-80		512 MAIN ST	
1140 RESERVOIR AVE		TRANSFER HISTORY		DOS	T
CRANSTON, RI 02920				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3020	100	INNS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

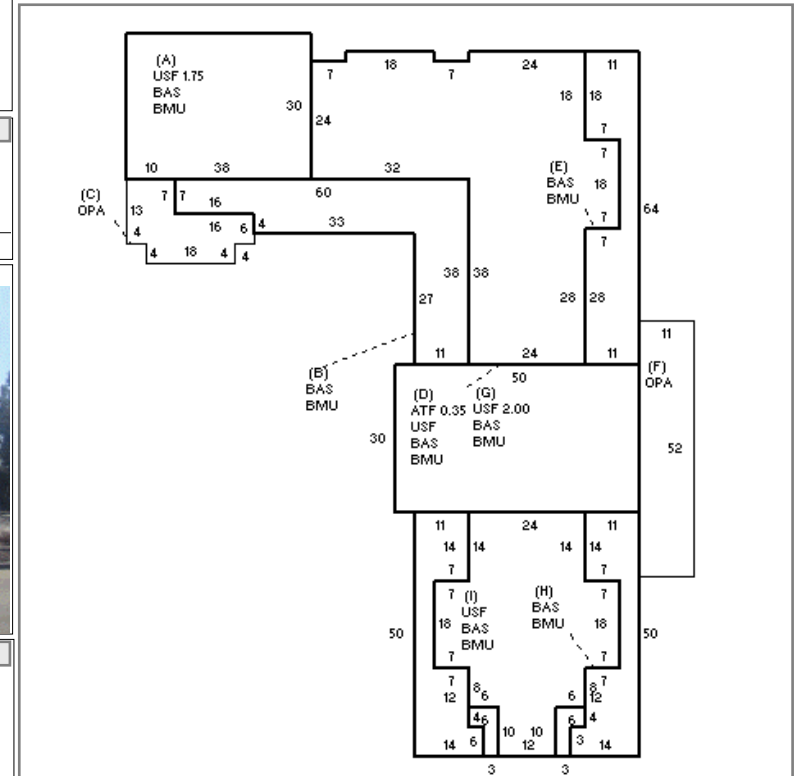
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	4,484,500	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/13/2019



BLDG COMMENTS
CHATHAM WAYSIDE INN
14 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	44	2.20	B&B/INN [100%]	REVIEW	6/5/2019	TD
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	4,928.061		
NET AREA	18,533	DETAIL ADJ	2.194	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	8,877		31.13	276,341				
\$NLA(RCN)	\$266	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	8,877	1995	257.65	2,287,179				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	8,793	1995	257.65	2,265,536				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	954		39.42	37,610				
				FLOOR COVER	36	CARPET/OTHER	1.00	D	ATF	L	ATTIC FINISHED	863	1995	57.45	49,580				
				INT. FINISH	25	DRYWLI/OTHER	1.00		F21	O	FPL 2S 1OP	2		5,907.00	11,814				
				HEATING/COOL	11	HOT WT/COOL AIR	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	V
																		INTERIOR	G
																		CDN/APP	G
																		EFF.YR/AGE	2013 / 9
																		COND	9 9 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$4,484,500