

Key: 3141

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.401

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PGF REALTY LLC 36 SCOTLIN WAY HARWICH, MA 02645				15E-1-28				624 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PGF REALTY LLC				03/19/2021	U	2,000,000	(165956)					
624 MAIN ST REAL ESTATE T				07/17/2002	A	1	(165956)					
MAGNUSSON LEONARD W & BET				10/23/1989	QS	650,000	(118828)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	36,553	CI	1.00	100	1,709,290	1.12	100	MS8	4.10		1,599,280

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 %
22-897	11/21/2022	2	Additions	9,000			0 0
22-266	05/12/2022	3	Renovations	65,000			0 0
	01/08/2021	72	I&E				100 100
20-26	06/17/2020	75	SPECIAL PERM		03/11/2021	PJK	100 100
21-299	05/07/2020	3	Renovations	25,675	03/11/2021	PJK	100 100

DETACHED

TOTAL	36,553 SF	ZONING	Gb1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,599,300	1,312,100
Inf1	100		LAND	578,100	473,400			
Inf2	100		DETACHED	7,200	6,800			
			OTHER	0	0			
						TOTAL	2,184,600	1,792,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30		12,000	2.00	7,200



BLDG COMMENTS
624: CHATHAM HARDWARE IN REAR
624: ISLAND PURSUIT IN FRONT

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BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	31	1.26	STORE(SM. RET) [100%]	REVIEW	10/15/2012	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	8,031	DETAIL ADJ	1.232	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$101	OVERALL	1.100	EXT. COVER	8	PLYWOOD	0.98
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100	ADJ	1.00	FLOOR COVER	91	CONCR/HARDWD	1.00
% AIR COND	100		1.03	INT. FINISH	12	PLASTR/DRYWLI	1.00
% SPRINKLER	80		1.00	HEATING/COOL	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	5,307	1920	98.42	522,323
A	USF	L	UP-STRY FIN	1,215	1920	98.42	119,582
A	ATU	N	ATTIC UNFIN	425		15.51	6,592
+	OPA	N	OPEN PORCH	84		24.65	2,070
D	BAS	L	BASE AREA	1,509	1920	98.42	148,518
	SPD	N	SPRNK-DRY	8,074		1.87	15,099

TOTAL RCN	814,184
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1985 / 37
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$578,100

