

Key: 3930

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.304

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CBI OWNER LLC CAPITAL PROPERTIES 31 ST JAMES AVE BOSTON, MA 02116				16F-21-E9				390 SHORE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CBI OWNER LLC				06/24/2011	B	10	25527-1					
CBI PC LLC & CBI NCA LLC				06/03/2006	J	119,000,000	(180230)					
CBI NCA LLC, ATTN: RICHA				06/02/2006	J	42,804,300	21064-60					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	25,227	CI	1.00	95	0.95	100	1.00	CBI	6.50		2,140,920

LAND

TOTAL	25,227 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	N O T E	Easement for Town of Chatham parking abuts property, INFL1=COMM PIER			LAND	2,140,900	1,946,300
Inf1	95		LAND BUILDING	1,142,500	1,041,800			
Inf2	100		DETACHED	5,700	5,500			
						OTHER	0	0
						TOTAL	3,289,100	2,993,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00	50 0.50		5	2,291.80	5,700



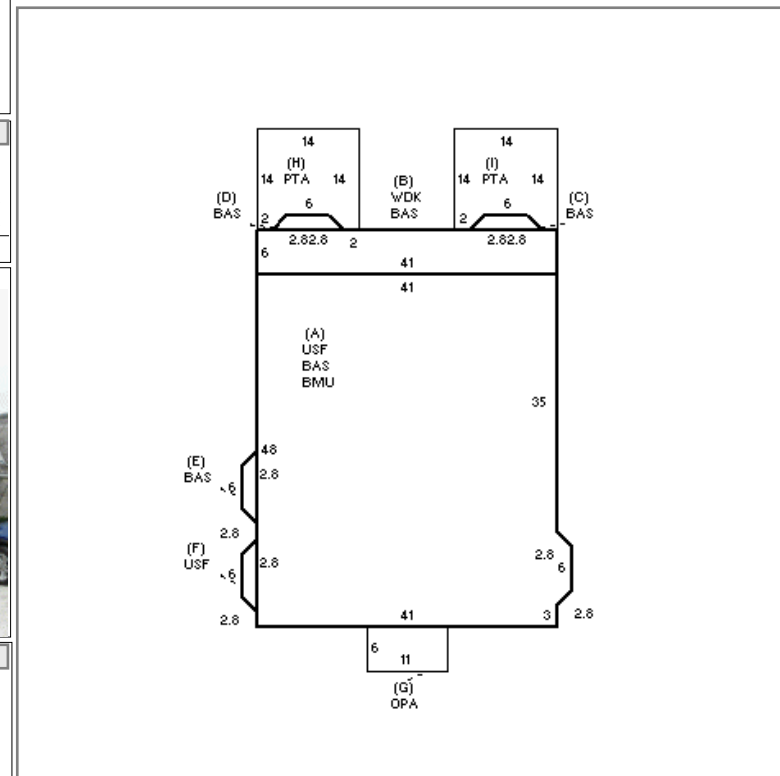
BLDG COMMENTS  
#390 BREAKWATER COTTAGE-7 UNITS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST		
STYLE	44	2.20	B&B/INN [100%]	REVIEW	7/3/2017	RJM
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,278	DETAIL ADJ	2.219	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$318	OVERALL	1.000	+ EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	2	WOOD SHINGLE	1.01
% HEATED	100	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00
% AIR COND	100	1.03		INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	100	1.00		HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3000	100	HOTELS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-878	12/29/2016	10	Reroof	24,000	06/23/2017	RJM	100	100
	02/09/2003	50	Meas & List			JB	100	100
P2002568	11/15/2002	99	n/a	210,360			100	100
P2002569	11/15/2002	99	n/a	15,000			100	100
P2002285	11/01/2002	99	n/a				100	100



YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,360,130
NET AREA	4,278	DETAIL ADJ	2.219	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,984		28.30	56,147	CONDITION ELEM	CD
\$NLA(RCN)	\$318	OVERALL	1.000	+ EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	2,278	2003	289.94	660,473	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	246		34.24	8,423	INTERIOR	
STORIES	2	1.00		ROOF COVER	2	WOOD SHINGLE	1.01	+	USF	L	UP-STRY FIN	2,000	2003	289.94	579,871	CDN/APP	
% HEATED	100	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00	G	OPA	N	OPEN PORCH	66		35.83	2,365		
% AIR COND	100	1.03		INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	360		10.08	3,629		
% SPRINKLER	100	1.00		HEATING/COOL	9	WARM/COOL AIR	1.00		SPD	N	SPRKN-DRY	4,278		1.70	7,273		
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	2		7,518.50	15,037		
									GFP	O	GAS LOG/FP/E FP	7		3,844.57	26,912		

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,142,500