

Key: 4253

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.657

LEGAL

LAND

DETACHED

BUILDING

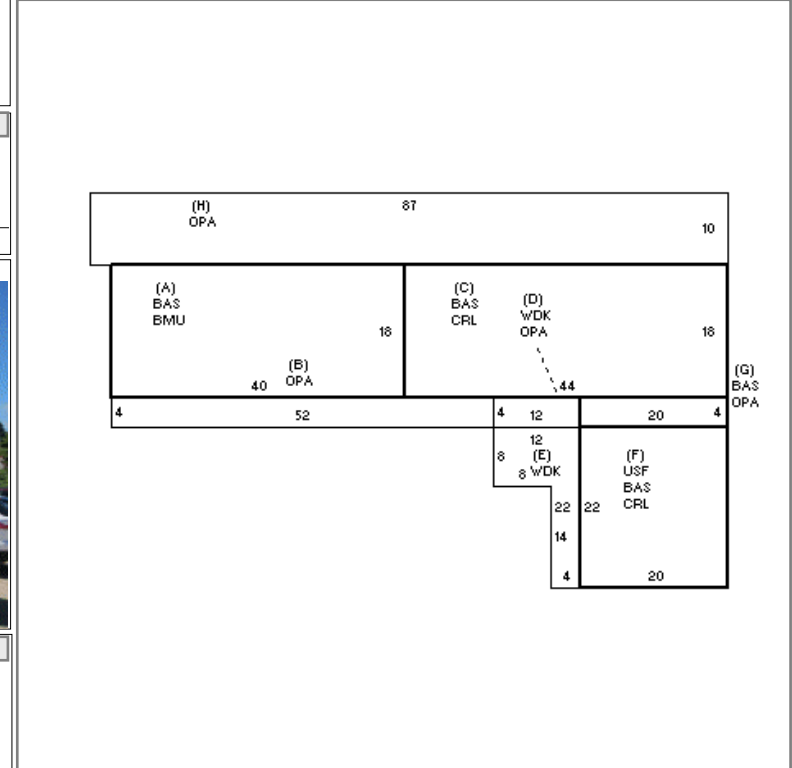
CURRENT OWNER				PARCEL ID				LOCATION			
TAG TIDES LLC 2 LAKE RD WELLESLEY, MA 02482-4328				2A-1-T24				396 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TAG TIDES LLC				02/13/2017	V	3,500,000	(212061)				
DELTA PORTUNUS CORPORATIO				12/20/1989	B		1 (119427)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-272	04/18/2017	3	Renovations	40,000	06/21/2018	PJK	100	100
	03/25/2009	50	Meas & List			CE	100	100
98-388	10/01/1998	99	n/a	25,000			100	100
1995363	10/17/1995	99	n/a				100	100
95-353	09/26/1989	99	n/a	20,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	42,253	CI	1.00	100	1,876,050	1.02	100	MAR	4.50		1,853,610

TOTAL	42,253 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,853,600	1,685,100
Inf1	100		BUILDING	357,100	321,900			
Inf2	100		DETACHED	42,600	40,500			
			OTHER	800,800	721,700			
TOTAL							3,054,100	2,769,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	20 0.80	1991	800	16.60	10,600
APV	A	1.00	70 0.30	1999	6,155	2.00	3,700
DGF	A	1.00	10 0.90 BUILDING E	1999	800	39.30	28,300



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM			
STYLE	43	1.25	MOTEL/HOTEL [100%]			
QUALITY	G	1.40	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
THE CHATHAM TIDES WATERFRONT LODGING
6 UNITS THIS BLDG (UNITS 1-7) BLD B

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,919		
NET AREA	2,472	DETAIL ADJ	1.174	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	720		28.30	20,376	CONDITION ELEM CD			
\$NLA(RCN)	\$190	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	2,032	1947	157.60	320,247	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	1,206		31.36	37,820	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	CRL	N	CRAWL SPACE	1,232		13.10	16,139	CDN/APP			
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	200		29.96	5,992				
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UP-STRY FIN	440	1947	157.60	69,345				
				HEATING/COOL	16	ELECT BB W/AC	0.98												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$357,100

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CURRENT OWNER				PARCEL ID		LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

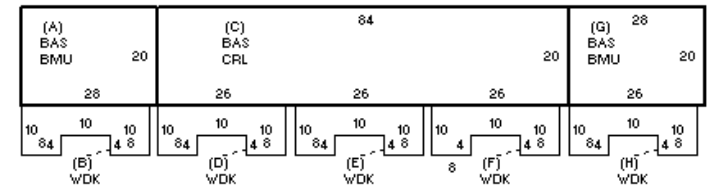
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	377,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM	LIST	
STYLE	43	1.25	MOTEL/HOTEL [100%]		
QUALITY	G	1.40	GOOD [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS
10 UNITS (UNITS 7-18) BLDG C

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	2,800	DETAIL ADJ	1.140
\$NLA(RCN)	\$178	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	1,120		28.30	31,696
+	BAS	L	BASE AREA	2,800	1956	146.64	410,598
+	WDK	N	WOOD DECK	1,100		29.96	32,956
C	CRL	N	CRAWL SPACE	1,680		13.10	22,008

TOTAL RCN	497,258
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$377,900

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

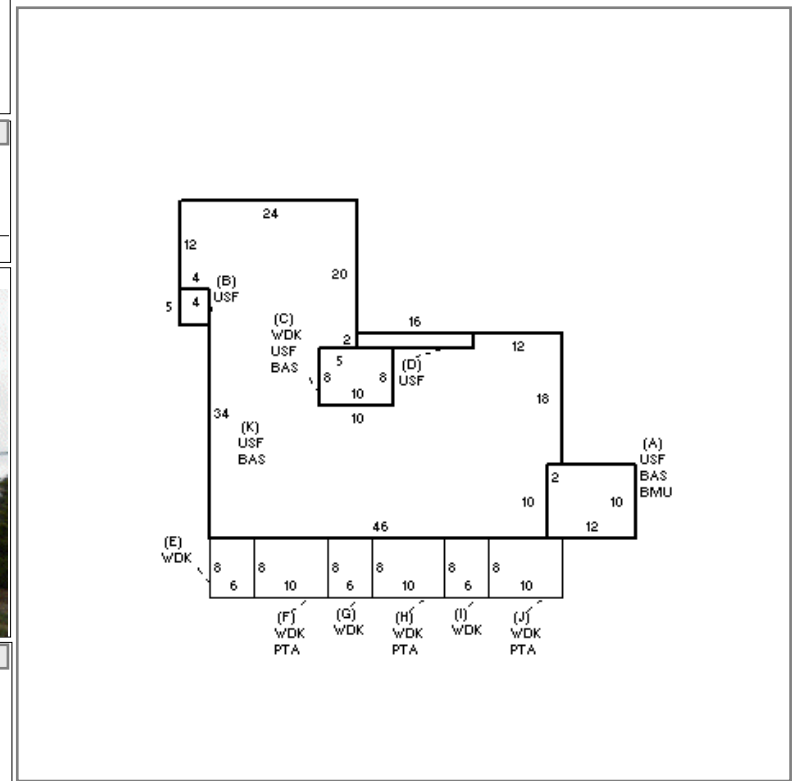
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	422,900	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
4 UNITS (19-22) BLDG D MAJORITY OF FND=SLAB(10X12)=BMU

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	11/15/2012	DF
STYLE	43	1.25	MOTEL/HOTEL [100%]			
QUALITY	G	1.38	GOOD [94%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,449		
NET AREA	3,692	DETAIL ADJ	1.150	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	120		28.30	3,396	CONDITION ELEM	CD		
\$NLA(RCN)	\$151	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,740	1930	129.63	225,559	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	132	1930	129.63	17,111	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BASE AREA	80	1930	129.64	10,371	CDN/APP			
				FLOOR COVER	2	SOFTWOOD	0.95	+	WDK	N	WOOD DECK	464		29.47	13,673				
				INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	240		8.68	2,082				
				HEATING/COOL	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,740	1930	129.63	225,559				
				FUEL SOURCE	1	OIL	1.00		AGR	N	ATTACHED GARAGE	550		51.60	28,380				
									USU	N	UP-STRY UNF	550		55.12	30,318				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1995 / 27
				STORIES	2	1.00											COND	24 24 %	
				% HEATED	100	1.00											FUNC	0	
				% AIR COND	0	1.00											ECON	0	
				% SPRINKLER	0	1.00											DEPR	24 % GD 76	
																		RCNLD	\$422,900