

Key: 7432

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.929

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| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| BARN HILL PROPERTIES INC<br>PO BOX 112<br>YARMOUTHPORT, MA 02675-0112 |  |  |  | 9D-44-12A  |    |            |              | 1603 MAIN ST |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| BARN HILL PROPERTIES INC  |  |  |  | 04/12/2006 | B  | 1          | 20908-180    |              |  |  |  |
| EXCHANGE AUTHORITY LLP TR   |  |  |  | 01/05/2006 | QS | 900,000    | 20633-124    |              |  |  |  |
| MCCLENNEN TRUSTEE DOUGLAS   |  |  |  | 04/30/2001 | QS | 465,000    | 13772-230    |              |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |            | BN ID  | BN   | CARD   |     |     |     |
|--------|------------|---------------|------------|--------|------|--------|-----|-----|-----|
| 0310   | 60         | MULTI-USE COM |            |        | 1    | 1 of 1 |     |     |     |
| PMT NO | PMT DT     | TY            | DESC       | AMOUNT | INSP | BY     | 1st | %   |     |
| 23-185 | 03/16/2023 | 12            | INSULATION | 2,500  |      |        |     | 0   | 0   |
|        | 03/08/2023 | 72            | I&E        |        |      |        |     | 100 | 100 |
|        | 02/17/2022 | 72            | I&E        |        |      |        |     | 100 | 100 |
|        | 02/17/2021 | 72            | I&E        |        |      |        |     | 100 | 100 |
|        | 02/20/2020 | 72            | I&E        |        |      |        |     | 100 | 100 |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 103 | S | 30,919   | CI   | 1.00 | 100  | 1.00     | 100 | 1.00 | MS4 | 1.20 |            | 442,210   |

| TOTAL        | 30,927 SF  | ZONING | Gb3              | FRNT             | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|------------------|------------------|---------|----------|---------|----------|
| Nbhd         | COMMERCIAL | NOTE   |                  |                  |         | LAND     | 442,200 | 402,000  |
| Inf1         | 100        |        | BUILDING         | 810,000          | 739,900 |          |         |          |
| Inf2         | 100        |        | DETACHED         | 8,500            | 8,100   |          |         |          |
|              |            |        | OTHER            | 0                | 0       |          |         |          |
| <b>TOTAL</b> |            |        | <b>1,260,700</b> | <b>1,150,000</b> |         |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| APV | A    | 1.00 | 70 0.30  | 1987 | 8,000 | 2.00      | 4,800 |
| SN2 | +    | 1.10 | 30 0.70  |      | 68    | 77.66     | 3,700 |



| BLDG COMMENTS      |
|--------------------|
| MOM & POPS BURGERS |

| BUILDING | CD | ADJ  | DESC              | MEASURE |            |    |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 5  |      | CIM               | LIST    |            |    |
| STYLE    | 39 | 1.57 | RESTAURANT [100%] | REVIEW  | 10/18/2012 | DF |
| QUALITY  | G  | 1.40 | GOOD [100%]       |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

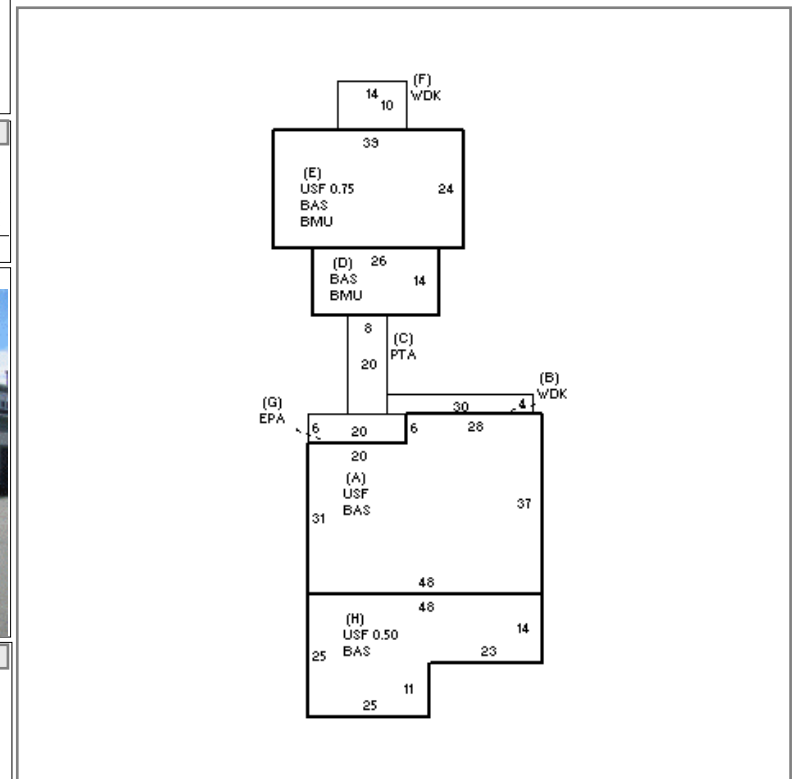
| YEAR BLT   | 1840  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 6,735 | DETAIL ADJ | 1.502 |
| \$NLA(RCN) | \$165 | OVERALL    | 1.000 |

| 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   | 2  | WOOD SHINGLE    | 1.01 |
| FLOOR COVER  | 2  | SOFTWOOD        | 0.95 |
| INT. FINISH  | 24 | DRYWLI/WALL BD  | 1.00 |
| HEATING/COOL | 11 | HOT WT/COOL AIR | 1.02 |
| FUEL SOURCE  | 1  | OIL             | 1.00 |

| CAPACITY    | UNITS | ADJ  |
|-------------|-------|------|
| STORIES     | 2     | 1.00 |
| % HEATED    | 100   | 1.00 |
| % AIR COND  | 100   | 1.03 |
| % SPRINKLER | 0     | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA   | 3,903 | 1840 | 156.75    | 611,776 |
| + | USF | L | UP-STRY FIN | 2,832 | 1840 | 156.75    | 443,902 |
| + | WDK | N | WOOD DECK   | 260   |      | 29.96     | 7,790   |
| C | PTA | N | PATIO       | 160   |      | 8.82      | 1,411   |
| + | BMU | N | BSMT UNF    | 1,300 |      | 28.30     | 36,790  |
| G | EPA | N | ENCL PORCH  | 120   |      | 65.52     | 7,862   |

| TOTAL RCN      | 1,109,531  |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| CDN/APP        |            |
| EFF.YR/AGE     | 1990 / 32  |
| COND           | 27 27 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 27 % GD 73 |
| RCNLD          | \$810,000  |



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