

Key: 1067

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.175

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
THOMAS III & JENNIFER SMITH FAMILY TRST SMITH III THOMAS & SMITH JENNIFER TRSTES 1402 COVENTRY LN ALEXANDRIA, VA 22304-1846		12B-1D-B5		42 BLACK DUCK LNDG	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS III & JENNIFER SMI		09/12/2013	A	508,750	27685-49
ALCAREZ A PATRICK ET AL		05/09/1995	A	1 9660-30	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-288	03/29/2023	99	n/a	6,000			0 0
22-878	11/16/2022	3	Renovations	250,000	03/13/2023	NF	14 55
22-80	09/22/2022	75	SPECIAL PERM				100 100
17-890	12/15/2017	3	Renovations	40,000	06/26/2018	MR	100 100
17-068	02/02/2017	3	Renovations	12,800	06/26/2018	MR	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	CH	1.00	90	0.90	100	1.00	1,236,938	1.00	100	1.00	3.75
300	A	0.397	CH	1.00	100	1.00	100	1.00	72,000	1.00	100	1.00	3.75

TOTAL	1.315 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	INF11/WET/TOPO			LAND	1,164,400	970,300
Inf1	90		BUILDING	557,400	491,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,721,800	1,461,700				

DETACHED

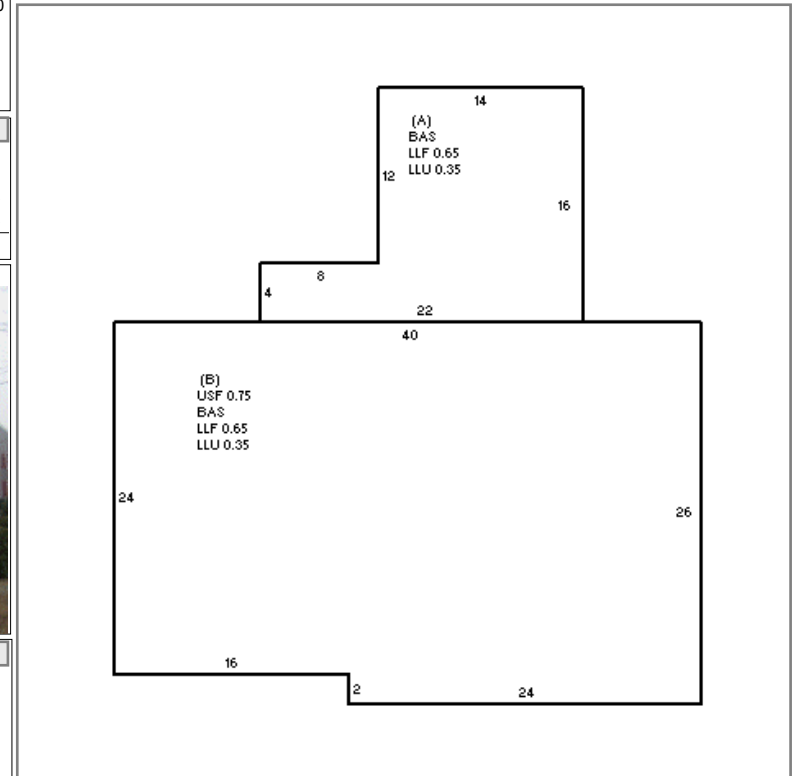
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
LLF=	FAM RM/HALF BATH	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/13/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/23/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,020	DETAIL ADJ	1.030
\$NLA(RCN)	\$332	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
FULL BATHS		4	1.00
1/2 BATHS		1	1.00
FIXTURES		16	\$13,184
UNITS		1	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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	442		132.31	58,482
+	LLF	N	LOWER LEVEL FIN	822		172.82	142,055
A	BAS	L	BAS AREA	256	2022	234.83	60,116
B	BAS	L	BAS AREA	1,008	1983	234.83	236,707
B	USF	L	UP-STRY FIN	756	1983	199.26	150,640
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	671,560	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		V
KITCHEN		V
BATHS		V
HEAT		U
ELECT		U
EFF.YR/AGE		2020 / 2
COND	2 2 %	
FUNC	15 UC	
ECON	0	
DEPR	17 % GD	83
RCNLD	\$557,400	