

Key: 1092

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.202

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
THE KEDROS 2021 TRUST MUHM HARVARD W TRUSTEE 8182 MARYLAND AVE 15 FL ST LOUIS, MO 63105				12C-4-3				268 CEDAR ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				THE KEDROS 2021 TRUST LONG PRISCILLA H				03/25/2022	QS	7,300,000	(229493)	
						01/14/1993	A	1 (129038)				

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 %
89-042	04/19/2022	98	SALES QUESTI	11,500		RRC	100 100
	04/02/2007	50	Meas & List				100 100
	02/14/1989	2	Additions				100 100
1988104	05/26/1988	99	n/a				100 100


LAND

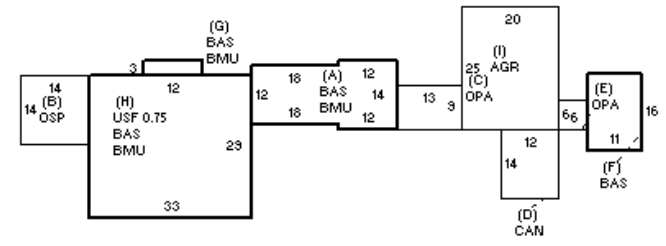
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	3,481,750	1.00	100	1.00	PF2	9.50	3,197,200
300	A	4,081	CH	1.00	100	182,400	1.00	100	1.00	PF2	9.50	744,370
300	A	15,000	CH	1.00	100	182,400	1.00	100	1.00	PF2	9.50	2,736,000

TOTAL

TOTAL	19.999 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Cons Easement in Perpetuity=15				LAND	6,677,600	5,857,400
Inf1	100		BUILDING	546,600	567,600			
Inf2	100		DETACHED	66,000	65,700			
			OTHER	0	0			
			TOTAL	7,290,200	6,490,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	10 0.90	1966	360	11.30	3,700	11/28/2012 
DCK	A	1.00	50 0.50		128	973.50	62,300	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	7/20/2021	CC
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	+	1.20	PLUS AVE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	854,030
NET AREA	2,271	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,377		81.35	112,016		
\$NLA(RCN)	\$376	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OSP	N	OPEN SCR PORCH	196		94.56	18,534		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	153		91.32	13,972		
				ROOF COVER	2	WOOD SHIN	1.01	D	CAN	N	CANOPY	168		52.32	8,790		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,553	1940	290.38	450,965		
				INT. FINISH	3	WOOD PANEL	1.00	H	USF	L	UP-STRY FIN	718	1940	246.40	176,915		
				HEATING/COOL	1	FORCED AIR	1.00	I	AGR	N	ATTACHED GARAGE	500		93.96	46,980		
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		12,451.20	12,451		
								ODS	O		OUT DOOR SHWR-A	1		1,772.40	1,772		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF. YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$546,600