

Key: 1109

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.219


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MEEHAN JAMIE R & MALA KOMERTZ 6881 NW 63RD WAY PARKLAND, FL 33067-1452				12E-13E-47				78 LINDEN TREE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				11/30/2010	P	420,000	(193043)					
				03/30/2009	A	5,000	(188211)					
				12/22/2005	QS	495,000	(178875)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,553	WC	1.00	1.00	641,375	1.08	100	1.00	R06	1.75	579,050

LAND

TOTAL	36,553 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	579,100	482,500
Inf1	100		BUILDING	1,716,200	1,530,500			
Inf2	100		OTHER	0	0			
						TOTAL	2,295,300	2,013,000

DETACHED

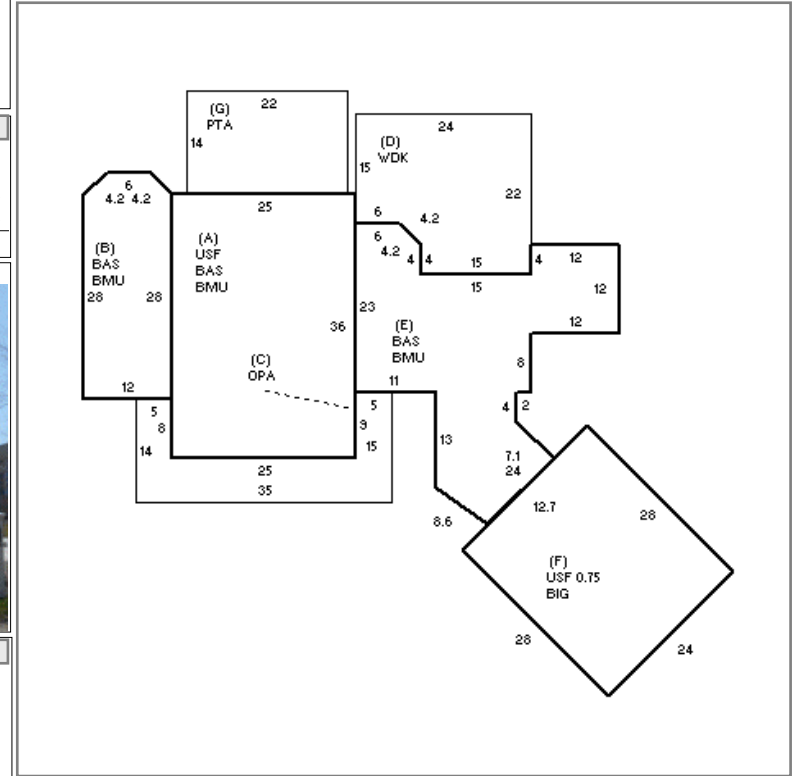
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/16/2014
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	7/28/2016	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OUTDOOR SHOWER + 2 (dv)

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	%
13-281	05/22/2013	3	Renovations	10,000	04/16/2014	MR	100	100
	04/11/2012	50	Meas & List		04/11/2012	MR	100	100
12-075	02/14/2012	99	n/a	4,000	07/03/2013	SF	100	100
11-442	11/03/2011	1	New Construc	550,000	07/03/2013	SF	100	100
	04/01/2004	50	Meas & List			RRC	100	100



LOADING

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,928,270
NET AREA	3,451	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,047		98.93	202,501		
\$NLA(RCN)	\$559	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,047	2011	470.56	963,241		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,404	2011	399.29	560,599		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	295		117.96	34,798		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	470		90.52	42,544		
				INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	672		117.86	79,202		
				HEATING/COOL	9	WARM/COOL AIR	1.03	G	PTA	N	PATIO/STOOP	308		27.74	8,545		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644			
								ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289			
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2011 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$1,716,200