Key: 1179

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1,292

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRITTON DANIEL E & GERALDINE R 10493 SKYLINE DR CORNING, NY 14830-3258	12F-23-G12	101 PERCH POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRITTON DANIEL E & GERALD	06/06/2005	QS	458,500	(176934)
LARUSSA RONALD	08/14/2003	A	124,500	(170178)
LARUSSA	09/28/1998	QS	168,500	(150273)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

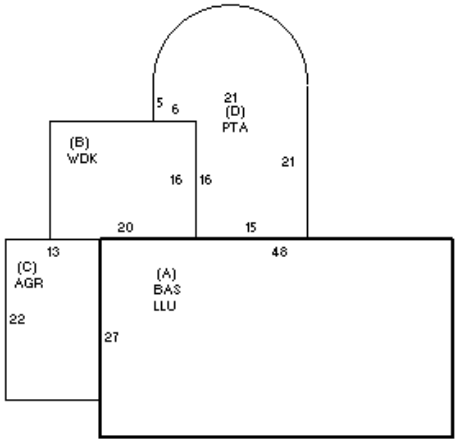
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		8	Cyc. Reinsp.		12/09/2021	NF	100	100
	01/13/2006	50	Meas & List			JB	100	100
98-443	11/01/1998	10	Reroof	2,450			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,580	MC 1.00	100 1.00	100 1.00	366,500	1.81	100 1.00	R02 1.00			297,800

TOTAL	19,580 SF	ZONING	R20	FRNT	100
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	297,800	248,200
BUILDING	352,800	321,100
DETACHED	0	0
OTHER	0	0
TOTAL	**650,600**	**569,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/09/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/9/2021	NF
LIST	12/9/2021	EST
REVIEW	1/19/2022	EMZ

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	0.892
$NLA(RCN)	$378	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,282
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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	1,296		118.01	152,937
A	BAS	L	BAS AREA	1,296	1978	209.44	271,434
B	WDK	N	WOOD DECK	320		58.40	18,688
C	AGR	N	ATTACHED GARAGE	286		84.83	24,260
D	PTA	N	PATIO/STOOP	529		17.90	9,469
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	490,024

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

EFF.YR/AGE	1978 / 44	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$352,800