

Key: 1222

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.335

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DONOHUE KEVIN C & ELLEN G 17 WINDHAM GREEN RD WINDHAM, CT 06280-1345				12G-12-4A				56 STEPPING STONES RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DONOHUE KEVIN C & ELLEN G				10/17/2018	QS	729,000	31600-348					
CARPENTER SCOTT R & MARY				07/01/2013	QS	550,000	27513-49					
RILEY PAMELA N				02/20/2003	A	1	16422-55					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	MR2	1.00		336,500
300	A	0.059	MC	1.00	100	1.00	100	1.00	MR2	1.00		1,130

TOTAL	42,565 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	337,700	239,200
Inf1	100		BUILDING	1,073,800	901,900			
Inf2	100		DETACHED	33,800	32,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,445,300</b>	<b>1,173,200</b>

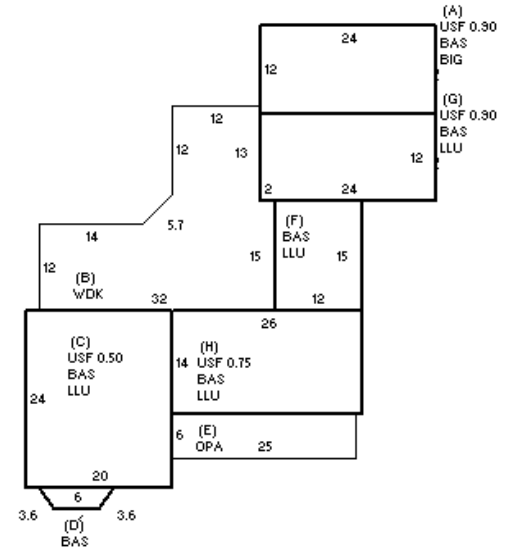
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 16X10		160	12.30	1,600
IPC	V	1.50	10 0.90 33X16	2018	528	67.66	32,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2022	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	5/24/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
22-903	11/04/2022	7	No permit		05/02/2023	NF	100	100
22-192	02/28/2022	99	n/a	3,543	05/02/2023	NF	100	100
18-974	11/26/2018	11	Window Rplc	33,200	02/12/2019	TCK	100	100
	10/31/2018	6	Pools etc	73,000			100	100
		98	SALES QUESTI				100	100



YEAR BLT	1857	SIZE ADJ	1.000
NET AREA	2,655	DETAIL ADJ	1.365
\$NLA(RCN)	\$493	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
FULL BATHS		3	1.00
1/2 BATHS		2	1.00
FIXTURES		14	\$18,346
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	14	HARDWD/ASPH TL	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	BIG	N	BUILT-IN GARAGE	288		101.69	29,286
A	BAS	L	BAS AREA	288	1985	366.01	105,410
A	USF	L	UP-STRY FIN	259	1985	310.57	80,438
B	WDK	N	WOOD DECK	590		70.08	41,347
+	LLU	N	LOWER LEVEL UN	1,312		206.23	270,568
+	USF	L	UP-STRY FIN	772	1857	310.57	239,761
+	BAS	L	BAS AREA	1,336	1857	366.01	488,989
E	OPA	N	OPEN PORCH	150		91.32	13,698
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,309,534
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$1,073,800