

Key: 147

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 151

LEGAL

LAND

DETACHED

BUILDING

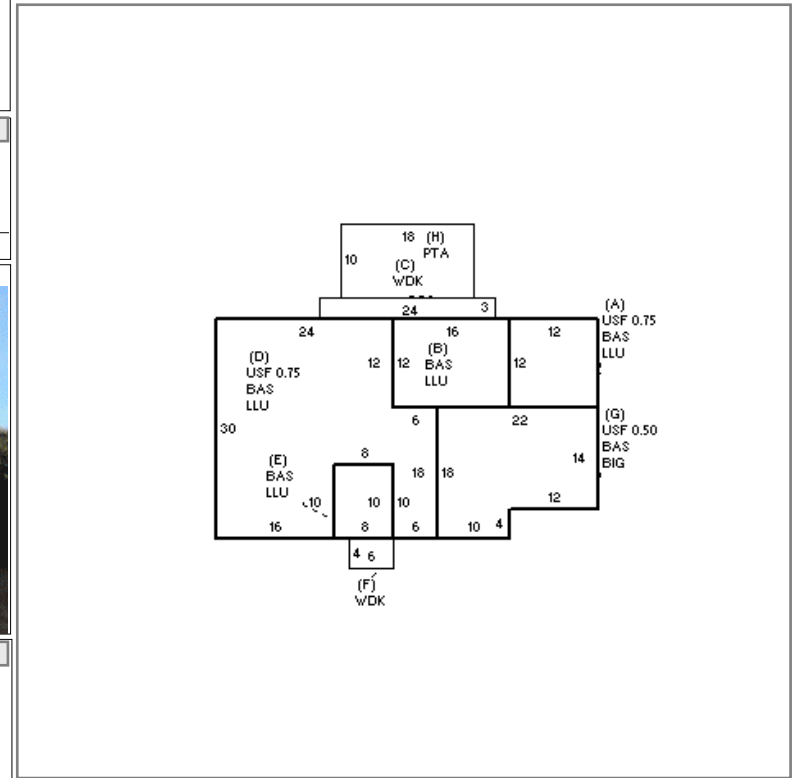
CURRENT OWNER		PARCEL ID		LOCATION		
KARAMAVROS HARALAMBOS & ROSANNE 49 PROSPECT ST WATERTOWN, CT 06795-2515		10D-29-3B		85 MEADOW VIEW RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KARAMAVROS HARALAMBOS & R KELLY		10/31/2002 06/22/1971	G QS	230,000 24,000	15840-109 1516-174	

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 %
03-262	03/24/2017	2	Additions		03/24/2017	APK	100 100
	03/07/2004	50	Meas & List			RRC	100 100
	06/11/2003	1	New Construc	245,000			100 100
P2003261	04/08/2003	5	Demolitions	10,000			100 100
P2003262	04/08/2003	1	New Construc	173,640			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,120	WC	1.00	1.00	513,100	3.17	1.00	R04	1.40		377,960

TOTAL	10,120 SF	ZONING	R20	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	378,000	315,000	
Inf1	100		BUILDING	711,900	655,700			
Inf2	100		DETACHED	700	700			
			OTHER	0	0			
				TOTAL	1,090,600	971,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 9X9		81	11.30	700



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	868,206		
NET AREA	2,355	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	1,164		157.55	183,383	CONDITION ELEM CD			
\$NLA(RCN)	\$369	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,512	2004	279.61	422,773	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	843	2004	237.26	200,010	INTERIOR	A	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	96			70.08	6,727	KITCHEN	A		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	G	BIG	N	BUILT-IN GARAGE	348			98.56	34,297	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO/STOOP	180			21.48	3,866	HEAT	A		
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1				7,466.40	7,466	ELECT	A		
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1				1,772.40	1,772				
FIXTURES	8	\$7,910																	
UNITS	1	1.00																	
																EFF.YR/AGE	2004 / 18		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	18	% GD	82
																RCNLD	\$711,900		