

Key: 1573

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.711

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRANTE VICTOR M & JOSEPHINE 82 POND ST MILFORD, CT 06460	13B-2-C11	452 STAGE HARBOR RD
TRANSFER HISTORY		
DOS	T	SALE PRICE BK-PG (Cert)
FERRANTE VICTOR M & JOSEP POTUS GERALDINE E	09/19/2019 QS 10/13/1992 QS	635,000 32309-237 157,500 8249-319

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	%
23-41	01/23/2023	11	Window Rplc	14,604				0 0
	10/18/2019	98	SALES QUESTI			RRC	100	100
	01/24/2011	50	Meas & List				100	100
10-190	05/24/2010	10	Reroof	5,100	01/24/2011		100	100
01-516	10/18/2001	11	Window Rplc	8,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,080 CH	1.00	100	1.00	100	1.00	916,250	3.18	100	1.00	R06 2.50	674,560

TOTAL	10,080 SF	ZONING	R40	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	674,600	562,100	
Inf1	100		BUILDING	359,000	326,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	1,033,600	888,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/27/2012
									

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	APK
MODEL	1		RESIDENTIAL	LIST	12/23/2019	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	2/9/2021	APK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	491,826	
NET AREA	1,476	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00		+	BMU	N	BSMT UNFINISHED	988		72.59	71,722		
\$NLA(RCN)	\$333	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00		+	BAS	L	BAS AREA	988	1950	259.77	256,649	CONDITION ELEM	CD
				ROOF SHAPE	6	SALTBOX	1.00		C	EPA	N	ENCL PORCH	162		133.70	21,659	EXTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00		+	USF	L	UP-STRY FIN	488	1950	220.42	107,565	INTERIOR	A
				FLOOR COVER	1	HARDWOOD	1.00		+	WDK	N	WOOD DECK	311		58.40	18,162	KITCHEN	G
				INT. FINISH	2	DRYWALL	1.00			BMG	O	BSMT GARAGE	1		2,770.00	2,770	BATHS	V
				HEATING/COOL	2	HOT WATER	1.00			GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222	HEAT	U
				FUEL SOURCE	2	GAS	1.00			ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U
																	EFF.YR/AGE	1997 / 25
																	COND	22 22 %
																	FUNC	5 STRUCOBISO
																	ECON	0
																	DEPR	27 % GD 73
																	RCNLD	\$359,000

