

Key: 1639

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.782

LEG
A
L
L
A
N
D

CURRENT OWNER										PARCEL ID				LOCATION			
PREUSSE CHARLES F II & MARY H 44 STURGIS RD BRONXVILLE, NY 10708-5013										13C-3-14				85 CEDAR ST			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
PREUSSE CHARLES F II & MA										08/22/2011	QS	1,540,000	25633-127				
FARBER JONATHAN E & BONNI										04/18/2006	QS	1,422,500	20919-189				
MOLLINEAUX GEORGE A										09/22/1995	QS	295,000	9851-278				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-782	11/04/2019	2	Additions	306,500	03/24/2021	NF	100	100
15-534	09/10/2015	10	Reroof	32,000			100	100
13-050	01/30/2013	3	Renovations	27,000	04/03/2014	MR	100	100
	02/03/2010	50	Meas & List			RRC	100	100
09-198	06/04/2009	2	Additions	5,700	02/03/2010		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1,511,813	1.00	MDW	1.10	R10	3.75	1,388,260
300	A	0.561	CH	1.00	100	72,000	1.00	100	1.00	R10	3.75	40,390

TOTAL	1.479 Acres				ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM				NOTE			LAND	1,428,700	1,190,500	
Infl1	100					BUILDING	1,014,800	894,600			
Infl2	100					DETACHED	2,600	2,500			
				OTHER		222,800	205,100				
				TOTAL	2,668,900	2,292,700					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	18' ROUND	254	11.30	2,600

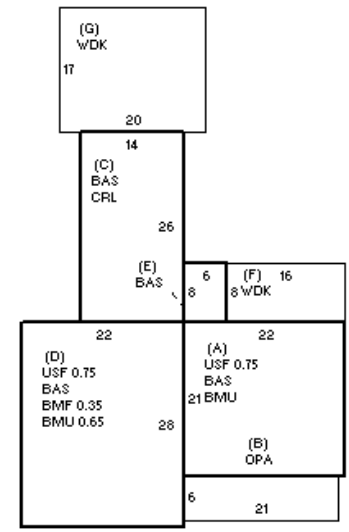


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW
QUALITY	+	1.20	PLUS AVE [100%]	5/25/2021
FRAME	1	1.00	WOOD FRAME [100%]	EMZ

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,299	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	862		83.19	71,706
\$NLA(RCN)	\$460	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,078	1820	395.35	426,190
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	809	1820	335.47	271,394
				ROOF COVER	2	WOOD SHIN	1.01	B	OPA	N	OPEN PORCH	126		91.32	11,507
				FLOOR COVER	2	SOFTWOOD	1.00	C	CRL	N	CRAWL SPACE	364		24.74	9,006
				INT. FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH-SEP	216		130.32	28,150
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	BAS	L	BAS AREA	412	2019	395.35	162,886
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	468		70.08	32,797
								F22	O	FPL 2S 2OP	1		17,436.00	17,436	
								GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466	

TOTAL RCN	1,057,058	
CONDITION ELEM CD		
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE 2018 / 4		
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD	\$1,014,800	



D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

Key: 1639

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.783

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PREUSSE CHARLES F II & MARY H 44 STURGIS RD BRONXVILLE, NY 10708-5013		13C-3-14		85 CEDAR ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

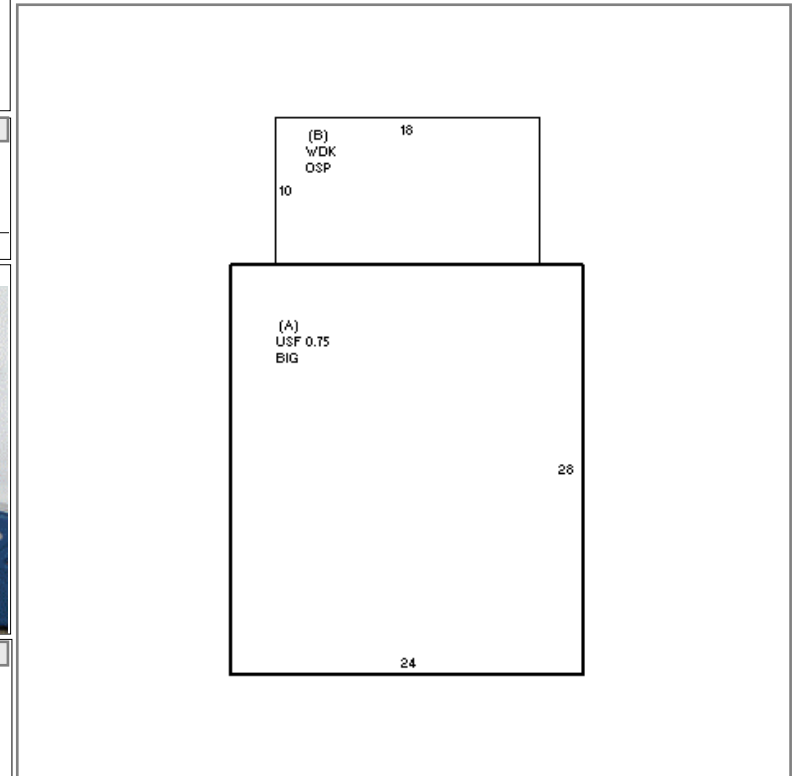
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	222,800	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



PHOTO	01/29/2020
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	17	0.95	GAR/APT [100%]	REVIEW	5/25/2021	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	265,207	
NET AREA	504	DETAIL ADJ	0.937	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		91.25	61,318	CONDITION ELEM	CD	
\$NLA(RCN)	\$526	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	504	2006	336.87	169,783	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	OSP	N	OPEN SCR PORCH	180		94.56	17,021	INTERIOR	A	
				ROOF COVER	2	WOOD SHIN	1.01	B	WDK	N	WOOD DECK	180		70.08	12,614	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		2	1.00															
BEDROOMS		1	1.00															
FULL BATHS		1	1.00															
1/2 BATHS		0	1.00															
FIXTURES		3	\$2,699															
UNITS		1	1.00															
																EFF.YR/AGE	2006 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$222,800	