

Key: 1650

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.794

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LODIGIANI DAVID J & DOREEN S 696 LEGENDS CREST DR FRANKLIN, TN 37069				13C-4-16				123 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LODIGIANI DAVID J & DOREEN				10/02/2015	QS	1,750,000	29179-176				
SMITH THOMAS S & JENNIFER				05/09/2006	QS	708,750	20984-208				
PETRASKO REAL ESTATE TRUS				08/10/1999	A	1	12464-142				

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	%
08-273	03/28/2016	98	SALES QUESTI					0
	03/24/2016	3	Renovations		03/24/2016	APK	100	100
	03/01/2010	51	Meas			CE	100	100
	01/28/2009	50	Meas & List			CE	100	100
	06/05/2008	1	New Construc	350,000	01/28/2009		100	100

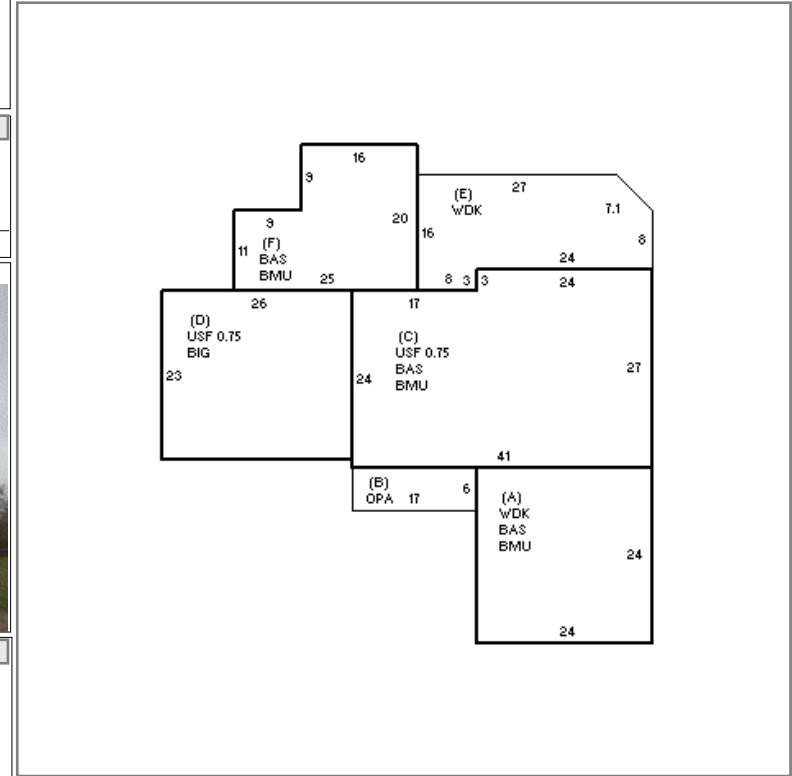
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,553	CH	1.00	1.00	1,374,375	1.08	1.00	1.00	R10	3.75	1,240,830

TOTAL	36,553 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,240,800	1,034,000			
Inf1	100		BUILDING	1,498,100	1,377,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,738,900	2,411,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/28/2012
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	3/24/2016	APK
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

G

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,544,471	
NET AREA	3,292	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,051		98.93	202,897	CONDITION ELEM	CD	
\$NLA(RCN)	\$469	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,051	2009	363.58	745,705	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH		117.95	12,031	INTERIOR	G	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,241	2009	308.51	382,862	KITCHEN	V		
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	598		119.21	71,286	BATHS	G		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	1,004		90.52	90,883	HEAT	A		
FULL BATHS	4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		16,082.80	16,083	ELECT	A		
1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289				
FIXTURES	16	\$20,435																
UNITS	1	1.00																
																EFF.YR/AGE	2019 / 3	
																COND	3 3 %	
																FUNC	0	
																ECON	0	
																DEPR	3 % GD 97	
																RCNLD	\$1,498,100	