

Key: 1704

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.855

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-------------|----|------------|--------------|------------|--|--|--|
| POPE SEAN M 13 FAIRVIEW LANE MIDDLEBURY, CT 06762 | | | | 13E-45C-3BC | | | | 54 SNOW LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| POPE SEAN M | | | | 07/31/2014 | QS | 236,700 | 28297-116 | | | | |
| THRON EDWARD T | | | | 05/18/2007 | A | 250,000 | 22036-187 | | | | |
| BROWN JOAN N | | | | 10/24/1997 | A | 55,000 | 11022-80 | | | | |

| 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 | % |
| S 96-5 | 04/17/2007 | 50 | Meas & List | | | RRC | 100 | 100 |
| 95-502 | 01/30/1996 | 20 | Splits/Land | | | | 100 | 100 |
| | 12/01/1995 | 3 | Renovations | 8,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 13,637 | MC | 1.00 | 1.00 | 366,500 | 2.46 | 1.00 | 1.00 | R02 | | 281,880 |

| TOTAL | 13,637 SF | ZONING | R40 | FRNT | 56 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|--------|----------|---------|--------|----------|----------------|----------------|
| Nbhd | MID CHATHAM | NOTE | | | | LAND | 281,900 | 234,900 |
| Inf1 | 100 | | BUILDING | 103,900 | 89,300 | | | |
| Inf2 | 100 | | DETACHED | 1,000 | 1,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | | 386,800 | 325,200 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 10X7 | | 70 | 16.08 | 1,000 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 12/16/2021 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/16/2021 | EST |
| STYLE | 6 | 0.85 | COTTAGE [100%] | REVIEW | 1/24/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1957 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 512 | DETAIL ADJ | 0.831 |
| \$NLA(RCN) | \$317 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| FULL BATHS | 1 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 3 | \$1,994 |
| UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 2 | SLAB | 0.95 | A | CRL | N | CRAWL SPACE | 80 | | 26.91 | 2,153 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | WDK | N | WOOD DECK | 110 | | 58.40 | 6,424 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 512 | 1957 | 293.41 | 150,226 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |
| FLOOR COVER | 26 | SOFTWD/OTHER | 1.00 | | | | | | | | |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 162,274 |
|-------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1968 / 54 |
| COND | 36 36 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$103,900 |

