Key: 1781

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1,937

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KINAHAN JACQUELINE **PO BOX 136** **FAIRFIELD, CT 06430-0136**	**13F-54-B6**	**74 HERITAGE LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KINAHAN JACQUELINE	10/17/1996	QS	34,000	10439-62
BRITNER	02/08/1994	A	1	9042-319

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	%
18-481	06/21/2018	10	Reroof	8,220	02/08/2019	TCK	100	100
	02/15/2003	50	Meas & List			JB	100	100
02-588	11/26/2002	1	New Construc	200,000			100	100
P2002121	05/22/2002	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,800	MC 1.00	100 1.00	100 1.00	366,500	2.29	100 1.00	R03 1.00			285,320

TOTAL	14,800 SF	ZONING	R20	FRNT	120

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

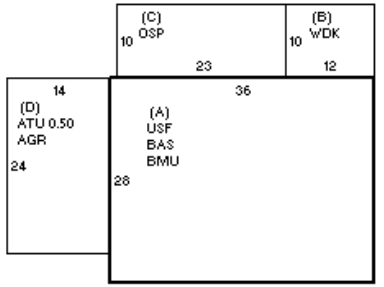
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	285,300	237,800
BUILDING	525,000	483,600
DETACHED	0	0
OTHER	0	0
TOTAL	**810,300**	**721,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/17/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/17/2021	NF
LIST	11/17/2021	EST
REVIEW	12/14/2021	MR

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	2,016	DETAIL ADJ	1.030
$NLA(RCN)	$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$6,592
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		72.25	72,823
A	BAS	L	BAS AREA	1,008	2003	251.71	253,727
A	USF	L	UP-STRY FIN	1,008	2003	213.59	215,296
B	WDK	N	WOOD DECK	120		58.40	7,008
C	OSP	N	OPEN SCR PORCH	230		78.80	18,124
D	AGR	N	ATTACHED GARAGE	336		82.56	27,741
D	ATU	N	UNFIN ATTIC	168		78.50	13,188
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	632,574

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$525,000