

Key: 1823

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.976

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
LOVENS HERBERT D & BELOFSKY BAYLA 43 MIRO PL PORT WASHINGTON, NY 11050						13F-90-X17				38 MUNSON MEETING WAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
LOVENS HERBERT D & BELOFS						10/14/2014	U	535,000	28442-57				
POLHEMUS AARON D						06/24/2008	QS	460,000	23000-75				
DINAPOLI ANTHONY & JEAN						05/02/2007	QS	570,000	21993-247				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-601	07/25/2022	3	Renovations	50,000	05/02/2023	NF	100	100
	02/27/2004	50	Meas & List			RRC	100	100
03-645	12/15/2003	3	Renovations	28,000			100	100
P2003645	11/17/2003	3	Renovations	28,000			100	100
00-346	07/01/2000	11	Window Rplc	3,020			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	576,500	515,500
						DETACHED	11,100	10,500
						OTHER	0	0
						TOTAL	587,600	526,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80		1987	264	52.38	11,100



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	10		CONDO	
STYLE	3	1.00	TOWN HSE END [100%]	LIST
QUALITY	+	1.05	PLUS AVE [100%]	REVIEW
FRAME	99	1.00	N/A [100%]	5/24/2023 EMZ

BLDG COMMENTS
UNIT 38A

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,114	DETAIL ADJ	1.751
\$NLA(RCN)	\$545	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$8,827	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	17	MUNSON MEETING	1.70
UNIT MODEL	99	N/A	1.00
VIEW/LOC	1	NONE	1.00
HVAC	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	99	N/A	1.00
NEIGHBORHOOD	2	CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BAS AREA	798	1987	520.58	415,422
	USF	L	UP-STRY FIN	316	1987	494.59	156,292
	BMF	N	BSMT FINISH-SEP	600		36.10	21,660
	BMU	N	BSMT UNFINISHED	188		23.00	4,324
	PTA	N	PATIO	50		5.70	285

TOTAL RCN	606.810
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2005 / 17
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$576,500