

Key: 1900

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.065

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PARKER MARGARET C 1265 WASHINGTON ST APT#12 SAN FRANCISCO, CA 94108-1062				13H-12-SS37				46 MEADOW BROOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARKER MARGARET C				10/30/2018	QS	482,500	31630-343				
MCVAY STEPHEN K & JENNIFE				07/14/2017	QS	361,000	30630-5				
ALTEN JASON C & AMANDA				06/29/2005	QS	370,000	19991-179				

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	%
22-090	01/25/2022	11	Window Rplc	19,910	05/02/2023	NF	100	100
11-093	05/16/2019	98	SALES QUESTI				100	100
	03/14/2011	99	n/a	6,000	04/20/2012	MR	100	100
	01/13/2006	50	Meas & List			JB	100	100
1999138	07/15/1999	99	n/a				100	100

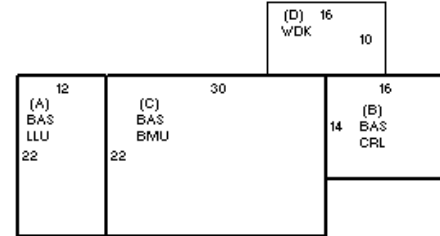
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,160	MC	1.00	1.00	476,450	2.24	1.00	R04	1.30		372,240

TOTAL	15,160 SF	ZONING	R40	FRNT	0	ASSESSED		CURRENT		PREVIOUS	
Nbhd	MID CHATHAM	NOTE		LAND		372,200		238,600			
Infl1	100	BUILDING		290,500		277,800					
Infl2	100	DETACHED		500		500					
		OTHER		0		0					
TOTAL				663,200		516,900					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 6X8		48	16.25	500	05/02/2023



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	10/26/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	5/24/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,148	DETAIL ADJ	0.875
\$NLA(RCN)	\$324	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	\$2,100
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	1	HARDWOOD	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	LLU	N	LOWER LEVEL UN	264		129.44	34,171
+	BAS	L	BAS AREA	1,148	1956	229.72	263,722
B	CRL	N	CRAWL SPACE	224		22.17	4,966
C	BMU	N	BSMT UNFINISHED	660		74.54	49,197
D	WDK	N	WOOD DECK	160		58.40	9,344
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	372,454
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$290,500