

Key: 2342

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.540

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
BIGLIAZZI JR LINDY J & AUDREY M 26 COPPER BROOK CIR GRANBY, CT 06035				14D-7-M8				12 POND ST								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
BIGLIAZZI JR LINDY J & AU				04/30/2018	O	1,520,000	(216037)									
POND ST REALTY TRUST				01/15/2004	A	1	(171860)									
BRUGGER THOMAS A				12/18/1979	QS	120,000	(80396)									
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,969	CH	1.00	100	1.00	100	1.00	2,199,000	2.04	100	1.00	PV2	6.00		1,747,610

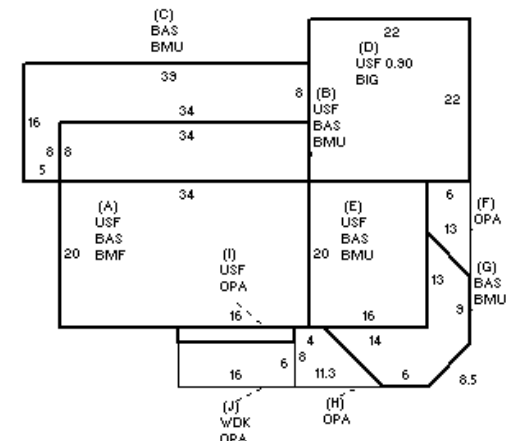
TOTAL	16,969 SF	ZONING	R40	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,747,600	1,456,300			
Inf1	100		BUILDING	2,303,900	1,983,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	4,051,500	3,440,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	BMF=1RM,1BTH
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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	%
21-462	07/30/2020	99	n/a	2,852	08/13/2020	APK	100	100
19-050	07/25/2019	75	SPECIAL PERM			NF	100	100
19-418	06/12/2019	3	Renovations	25,000	03/30/2021	NF	100	100
19-338	05/17/2019	1	New Construc	575,000	03/30/2021	NF	100	100
19-244	04/11/2019	5	Demolitions	5,000	12/27/2019	APK	100	100



BUILDING	CD	ADJ	DESC	MEASURE	1/29/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/29/2020	NF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/3/2021	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,534	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$672	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	3	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	2	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	17	\$32,919					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	680		255.21	173,543
+	BAS	L	BAS AREA	1,794	2019	546.96	981,252
+	USF	L	UP-STRY FIN	1,740	2019	464.12	807,563
+	BMU	N	BSMT UNFINISHED	1,114		166.01	184,938
D	BIG	N	BUILT-IN GARAGE	484		184.62	89,356
+	OPA	N	OPEN PORCH	252		178.83	45,066
J	WDK	N	WOOD DECK	96		137.23	13,174
GEN	O		GENERATOR	1		0.00	
GFP	O		GAS LOG/FP/E FP	3		14,620.93	43,863
ODS	O		OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	2,375,145
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$2,303,900