Key: 2418

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,620

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONTANARI ANDREW JR & AMY J **79 BARRY AVE** **RIDGEFIELD, CT 06877**	**14E-72-69**	**101 OLD HARBOR RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONTANARI ANDREW JR & AMY	10/05/2007	QS	345,000	22388-123
KATZ STEVEN M	10/28/2002	D	82,500	15808-324
CLYDE & BILLIE	07/26/1994	99	32,000	9296-20

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

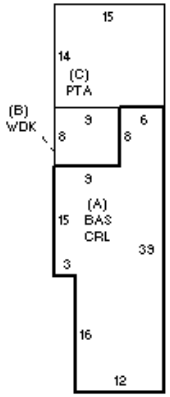
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-780	11/04/2019	3	Renovations	105,219	04/02/2021	NF	100	100
	02/23/2011	51	Meas			CE	100	100
	04/12/2006	50	Meas & List			RRC	100	100
	03/04/2004	50	Meas & List			RRC	100	100
03-250	05/30/2003	99	n/a	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	1,306	CH 1.00	100 1.00	100 1.00	916,250	8.90	100 1.00	MR1 2.50			244,490

TOTAL	1,306 SF	ZONING	SB	FRNT	0
Nbhd	CHATHAM	NOTE	No Parking/inadequate Lnd		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	244,500	163,000
BUILDING	149,600	129,200
DETACHED	0	0
OTHER	0	0
TOTAL	**394,100**	**292,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/02/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST	2/24/2020	TCK
REVIEW	6/9/2021	EMZ

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	465	DETAIL ADJ	0.875
$NLA(RCN)	$358	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	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	3	FOUND 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	CRL	N	CRAWL SPACE	465		26.91	12,513
A	BAS	L	BAS AREA	465	1900	308.94	143,659
B	WDK	N	WOOD DECK	72		58.40	4,205
C	PTA	N	PATIO/STOOP	210		17.90	3,759

TOTAL RCN	166,236

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$149,600