

Key: 246

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 258

LEGAL

| | | | | | | | | | | | |
|---|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| PREDOVIC DENNIS & KORB MARSHA 11 MANSFIELD AVE S NYACK, NY 10960-4606 | | | | 10E-37-27 | | | | 40 WHITE POND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PREDOVIC DENNIS & KORB MA | | | | 03/18/1996 | G | 328,000 | 10105-111 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|---------------|--------|--------|------------|-----|--------|-----|
| 1090 | 100 | MULTIPLE HSES | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 18-189 | 03/19/2018 | 10 | Reroof | 9,195 | 02/08/2019 | TCK | 100 | 100 |
| 97-238 | 06/01/1997 | 99 | n/a | 600 | | | 100 | 100 |
| 97-219 | 06/01/1997 | 99 | n/a | 5,000 | | | 100 | 100 |
| SEPT 96-52 | 03/05/1996 | 99 | n/a | | | | 100 | 100 |
| 1996052 | 03/05/1996 | 99 | n/a | | | | 100 | 100 |

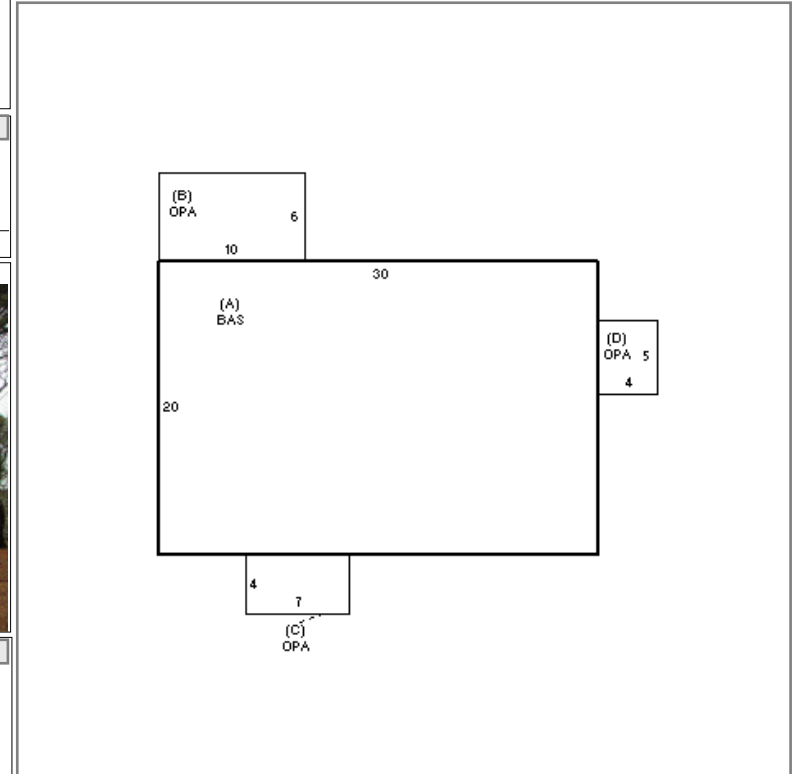
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 39,166 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | 806,300 | 1.02 | MDW | 1.10 | PF5 | 2.00 | | 737,290 |

| | | | | | | | | |
|-------|-------------|------------------------|-----------|---------|---------|----------|---------|----------|
| TOTAL | 39,166 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MID CHATHAM | NOTE Pd Frt W/beach | LAND | 737,300 | 614,400 | | | |
| Inf1 | 100 | | BUILDING | 98,000 | 84,400 | | | |
| Inf2 | 100 | | DETACHED | 6,000 | 5,700 | | | |
| | | | OTHER | 212,200 | 193,200 | | | |
| | | TOTAL | 1,053,500 | 897,700 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| STR | A | 1.00 | 30 0.70 71X4 | | 284 | 30.00 | 6,000 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/31/2019 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/31/2019 | 011 |
| STYLE | 6 | 0.85 | COTTAGE [100%] | REVIEW | 1/22/2020 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1935 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 157,989 | |
|------------|-------|------------|--------------|------------|---------------|--------------|-------------|------|-----------|------|-------------|-------|---------------|-----------|---------|-------------------|------------|--|
| NET AREA | 600 | DETAIL ADJ | 0.680 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BAS AREA | 600 | 1935 | 234.44 | 140,661 | CONDITION ELEM CD | | |
| \$NLA(RCN) | \$263 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | OPA | N | OPEN PORCH | 108 | | 76.10 | 8,219 | EXTERIOR | F | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 | INTERIOR | A | |
| STORIES | 1 | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | FLOOR COVER | 4 | ASPH TILE | 1.00 | INT. FINISH | 52 | OTHER/DRY/WLI | 1.00 | KITCHEN | A | | |
| ROOMS | 5 | 1.00 | HEATING/COOL | 13 | NONE | 0.80 | FUEL SOURCE | 8 | NONE | 1.00 | BATHS | A | A | | | BATHS | A | |
| BEDROOMS | 2 | 1.00 | | | | | | | | | HEAT | A | | | | HEAT | A | |
| FULL BATHS | 1 | 1.00 | | | | | | | | | ELECT | A | | | | ELECT | A | |
| 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | | |
| FIXTURES | 3 | \$1,632 | | | | | | | | | | | | | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1967 / 55 | |
| | | | | | | | | | | | | | | | | COND | 38 38 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 38 % GD 62 | |
| | | | | | | | | | | | | | | | | RCNLD | \$98,000 | |

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LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|-----------|------------------|------------|--------------|--|
| PREDOVIC DENNIS & KORB MARSHA 11 MANSFIELD AVE S NYACK, NY 10960-4606 | | 10E-37-27 | 40 WHITE POND RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE HSES | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

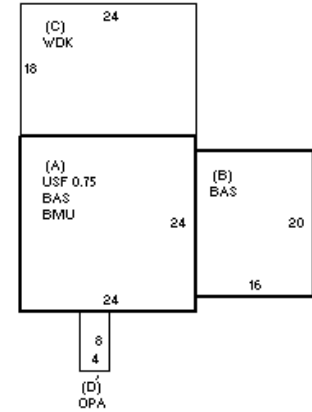
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 212,200 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS | | |
|---------------|--|--|
| #52 | | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/31/2019 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/31/2019 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 1/22/2020 | MR |
| QUALITY | - | 0.80 | MINUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1952 | SIZE ADJ | 1.000 |
|------------|-------|------------|---------|
| NET AREA | 1,328 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$258 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| FULL BATHS | | 2 | 1.00 |
| 1/2 BATHS | | 0 | 1.00 |
| FIXTURES | | 6 | \$3,840 |
| UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 576 | | 67.76 | 39,031 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 432 | 1952 | 180.79 | 78,100 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 896 | 1952 | 213.06 | 190,901 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | WDK | N | WOOD DECK | 432 | | 46.72 | 20,183 |
| FLOOR COVER | 24 | SOFTWD/ASPH TL | 1.00 | D | OPA | N | OPEN PORCH | 32 | | 60.88 | 1,948 |
| INT. FINISH | 52 | OTHER/DRY/WLI | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,300.80 | 8,301 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 342,304 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1967 / 55 |
| COND | 38 38 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 38 % GD 62 |
| RCNLD | \$212,200 |