

Key: 2461

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.665

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-------------|----|------------|--------------|----------------|--|--|--|
| OCONNOR MARY I 51 FAR HILLS DR AVON, CT 06001 | | | | 14F-22-ME15 | | | | 53 TIP CART DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| OCONNOR MARY I | | | | 09/01/2005 | QS | 452,000 | 20224-95 | | | | |
| BUCKLEY ROBERT W | | | | 01/30/1956 | QS | 1 933-109 | | | | | |

| 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 | % |
| 14-476 | 08/20/2014 | 10 | Reroof | 4,500 | 05/06/2015 | MW | 100 | 100 |
| 06-132 | 02/08/2007 | 50 | Meas & List | 4,000 | 02/08/2007 | AM | 100 | 100 |
| | 03/09/2006 | 4 | Outbuildings | | | | 100 | 100 |
| 05-609 | 01/24/2006 | 50 | Meas & List | 100,000 | 09/27/2016 | APK | 100 | 100 |
| | 12/16/2005 | 2 | Additions | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 7,690 | CH | 1.00 | 100 | 1.00 | 100 | 1.00 | R06 | 2.50 | | 649,540 |

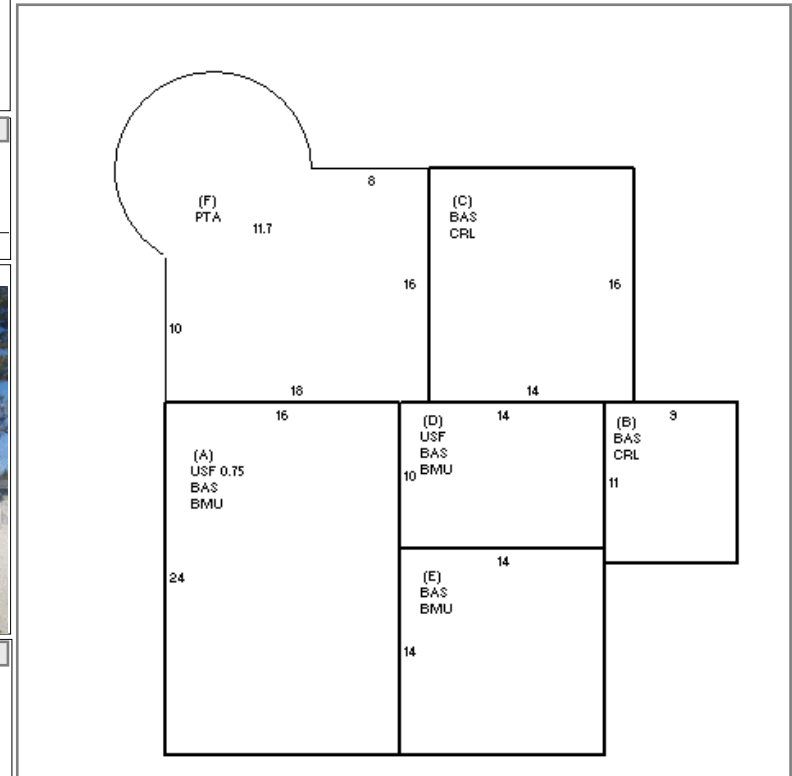
| TOTAL | 7,690 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|----------|--------|------------------|----------------|---------|----------|---------|----------|
| Nbhd | CHATHAM | NOTE | LAND | 649,500 | 534,000 | | | |
| Inf1 | 100 | | BUILDING | 412,100 | 375,200 | | | |
| Inf2 | 100 | | DETACHED | 1,200 | 1,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 1,062,800 | 910,400 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X12 | 2006 | 96 | 14.26 | 1,200 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 3/11/2022 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/11/2022 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/28/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 463.076 | | | | |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 1,471 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 720 | | 71.69 | 51,615 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$315 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 819 | 1950 | 270.42 | 221,473 | EXTERIOR | G | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 428 | 1950 | 229.46 | 98,209 | INTERIOR | V | | | | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | + | CRL | N | CRAWL SPACE | 323 | | 21.32 | 6,887 | KITCHEN | V | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | BAS | L | BAS AREA | 224 | 2005 | 270.42 | 60,574 | BATHS | V | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | PTA | N | PATIO/STOOP | 371 | | 17.90 | 6,641 | HEAT | U | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | ELECT | U | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2011 / 11 | | |
| | | | | | | | | | | | | | | | | | | COND | 11 11 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 11 | % GD | 89 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$412,100 | | |