Key: 2480

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,686

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAL ANDREW J & CHARLENE K **189 CHICHESTER RD** **CANNAN, CT 06840**	**14F-37-35**	**27 ELDREDGE SQ**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAL ANDREW J & CHARLENE K	07/08/2011	QS	650,000	25553-19
KENNEY ARTHUR J JR & LIND	06/27/2006	A	1	21134-249
KENNEY ARTHUR J JR	05/27/1998	A	1	11453-90

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	%
		8	Cyc. Reinsp.		02/03/2022	NF	100	100
12-117	03/06/2012	3	Renovations	11,000	07/11/2013	SF	100	100
	04/13/2006	50	Meas & List			RRC	100	100
	03/10/2005	50	Meas & List			RRC	100	100
000000761	11/29/2004	5	Demolitions	10,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,200	CH 1.00	100 1.00	100 1.00	916,250	3.44	100 1.00	R06 2.50			665,920

TOTAL	9,200 SF	ZONING	R20	FRNT	0

Nbhd	CHATHAM
Infl1	100
Infl2	100

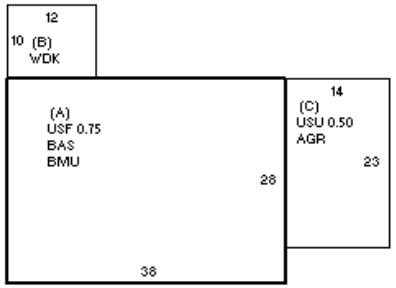
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	665,900	554,900
BUILDING	596,700	549,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,262,600**	**1,104,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/03/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/3/2022	NF
LIST	2/3/2022	EST
REVIEW	2/22/2022	EMZ

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,862	DETAIL ADJ	1.030
$NLA(RCN)	$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,933
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	36	CARPET/OTHER	1.00
INT. FINISH	4	WALL BOARD	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	BMU	N	BSMT UNFINISHED	1,064		85.69	91,176
A	BAS	L	BAS AREA	1,064	2005	301.74	321,056
A	USF	L	UP-STRY FIN	798	2005	256.04	204,320
B	WDK	N	WOOD DECK	120		70.08	8,410
C	AGR	N	ATTACHED GARAGE	322		99.70	32,104
C	USU	N	UPPER STORY UNF	161		153.74	24,752
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	701,975

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2007 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	$596,700