

Key: 3015

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.262

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRANIGAN JOHN D & JANE F 58 KENSSETT LN DARIEN, CT 06820-2439				15D-101-75				35 SHATTUCK PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRANIGAN JOHN D & JANE F				01/15/2020	O	1,115,000	32625-155				
CROSBY HENRY E JR & LESLI				04/04/2016	H	900,000	29557-295				
EUGENE GUILD REVOCABLE TR				05/14/2013	A		1 27371-271				

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	%
21-373	12/01/2021	2	Additions		12/01/2021	APK	100	100
	06/17/2020	3	Renovations	35,000	03/19/2021	NF	100	100
	04/22/2019	3	Renovations				100	100
	07/05/2016	98	SALES QUESTI				0	0
	01/24/2008	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,980	CH	1.00	100	1,466,000	1.30	100	1.00	R11	4.00	1,270,250

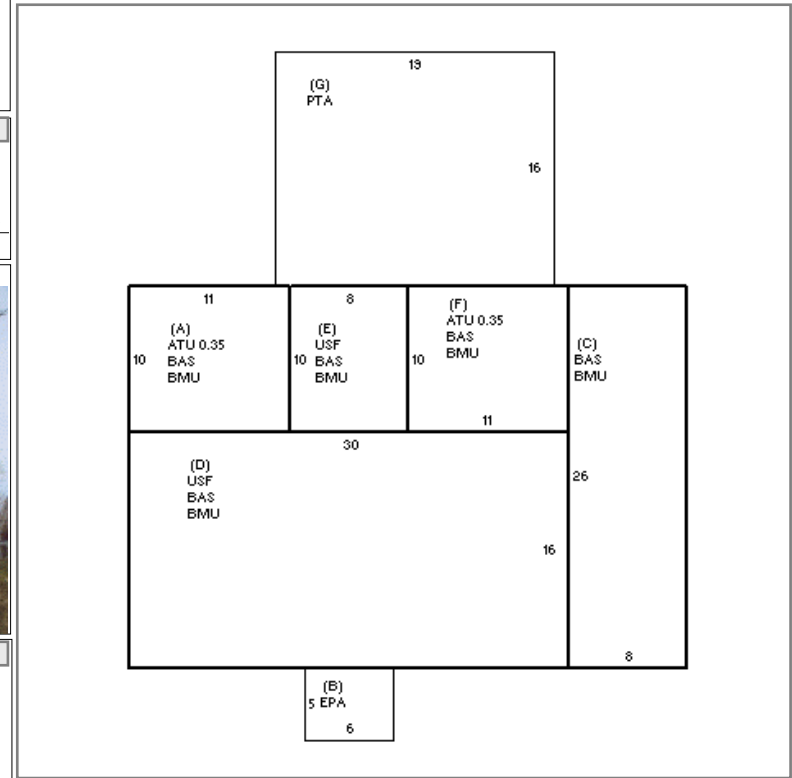
TOTAL	28,980 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND		1,270,300	1,058,500		
Inf1	100		BUILDING		381,400	347,100		
Inf2	100		DETACHED		15,000	14,300		
			OTHER		0	0		
TOTAL					1,666,700	1,419,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	30 0.70	1981	484	44.41	15,000	03/19/2021



BLDG COMMENTS
ANSON HARDY HOUSE

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	5/19/2021	EMZ
STYLE	21	1.00	ANTIQUE [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1820	SIZE ADJ	1.000
NET AREA	1,548	DETAIL ADJ	1.050
\$NLA(RCN)	\$316	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$5,040	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	988		72.59	71,722
+	BAS	L	BAS AREA	988	1820	270.11	266,865
+	ATU	N	UNFIN ATTIC	77		78.51	6,045
B	EPA	N	ENCL PORCH	30		133.70	4,011
+	USF	L	UP-STRY FIN	560	1820	229.19	128,349
G	PTA	N	PATIO/STOOP	304		17.90	5,442
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	488,951
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$381,400