

Key: 3016

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.263

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRANIGAN JOHN 58 KENSSETT LN DARIEN, CT 06820-2439				15D-102-25				43 SHATTUCK PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRANIGAN JOHN				12/21/1994	99	225,000	9492-100				

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	%
23-474	05/22/2023	3	Renovations	43,000				0
22-287	04/05/2022	11	Window Rplc	46,869	02/15/2023	NF	100	100
	01/26/2011	51	Meas			CE	100	100
10-286	08/06/2010	2	Additions	10,000	01/26/2011		100	100
10-099	03/30/2010	2	Additions	200,000	01/26/2011		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	CH	1.00	100	1,466,000	2.09	100	1.00	R11	4.00	1,160,140

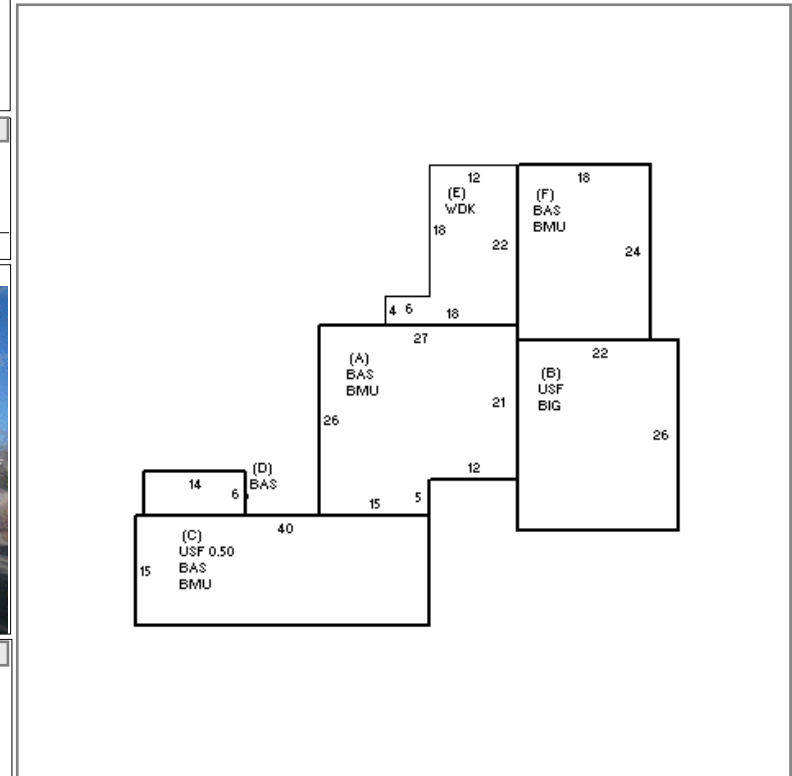
TOTAL	16,500 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	1,160,100	966,700	
Inf1	100		BUILDING	904,400	797,600			
Inf2	100		DETACHED	5,200	5,000			
			OTHER	0	0			
			TOTAL	2,069,700	1,769,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80	1990	576	11.30	5,200



BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	3/14/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,189,993
NET AREA	2,630	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,674		78.76	131,843		
\$NLA(RCN)	\$452	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	572		92.60	52,969		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	572	1999	322.54	184,494		
				ROOF COVER	2	WOOD SHIN	1.01	C	USF	L	UP-STRY FIN	300	1820	322.54	96,763		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,326	1820	380.12	504,037		
				INT. FINISH	21	DRYWLI/PLASTR	1.00	E	WDK	N	WOOD DECK	288		70.08	20,183		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	BAS	L	BAS AREA	432	2010	380.12	164,212		
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		12,451.20	12,451		
								GFP	O		GAS LOG/FP/E FP	1		7,466.40	7,466		
																EFF.YR/AGE	1992 / 30
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$904,400