

Key: 3148

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.409

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
GRAINGER BRUCE & CYNTHIA 16308 HAMPSHIRE WOOD CT CHARLOTTE, NC 28277		15E-15B-XX3		109 SEAVIEW ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
GRAINGER BRUCE & CYNTHIA		10/01/2015	QS	673,000	29176-42	
MAS REALTY TRUST		07/21/2015	A	1	29025-319	
SARANDOPOLIS MICHAEL A &		11/13/2009	QS	512,000	24163-24	

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

TOTAL	SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	786,000	735,100
						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>786,000</b>	<b>735,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/2/2016	APK
MODEL	10		CONDO	LIST		
STYLE	3	1.00	TOWN HSE END [100%]	REVIEW	5/9/2023	EMZ
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	[100%]			

YEAR BLT	1865	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	2.362
\$NLA(RCN)	\$849	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	1	1.00	
FIXTURES	8	\$18,138	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	SEAVIEW ST	2.25
UNIT MODEL			1.00
VIEW/LOC	1	NONE	1.00
HVAC	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL			1.00
NEIGHBORHOOD	2	CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	662		23.00	15,226
+	BAS	L	BAS AREA	662	1865	824.82	546,029
B	USF	L	UP-STRY FIN	378	1865	783.65	296,219
	WDK	N	ATT WOOD DECK	96		19.00	1,824
	F21	O	FPL 2S 1OP	1		4,742.00	4,742
	ODS	O	OUT DOOR SHWR-A	1		1,022.00	1,022

TOTAL RCN	883,200
CONDITION ELEM	CD
INTERIOR	V
KITCHEN	V
BATHS	V
EXTERIOR	A
EFF.YR/AGE	2002 / 20
COND	6 6 %
FUNC	5 UC
ECON	0
DEPR	11 % GD 89
RCNLD	\$786,000

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-856	12/21/2022	3	Renovations	300,000	04/20/2023	NF	60	70
18-017	01/08/2018	11	Window Rplc	9,500	01/30/2019	TCK	100	100
	01/24/2006	61	Inspect/Revi			JB	100	100
	07/20/2005	50	Meas & List			JB	100	100
	02/24/2003	50	Meas & List			JB	100	100

