Key: 3379

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,670

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERGUSON WILLIAM J & CARMEL 16 MARIANNE RD DARIEN, CT 06820-2330	15H-1-14	93 ORLEANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERGUSON WILLIAM J & CARM	09/03/2021	QS	470,000	34441-277
LOVELAND KAREN A	11/05/2013	A	1	27804-282
LOVELAND KAREN A & PAUL G	05/08/2008	A	1	22891-235

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	%
22-451	07/07/2022	2	Additions	200,000	05/02/2023	NF	50	60
21-956	10/20/2021	99	n/a		05/02/2023	NF	100	100
	05/13/2008	50	Meas & List			RRC	100	100
00-214	05/01/2000	99	n/a	12,300			100	100
00-140	03/01/2000	99	n/a	1,900			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,400	MC 1.00	100 1.00	100 1.00	366,500	2.00	100 1.00	MR3 1.00			292,400

TOTAL	17,400 SF	ZONING	R40	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

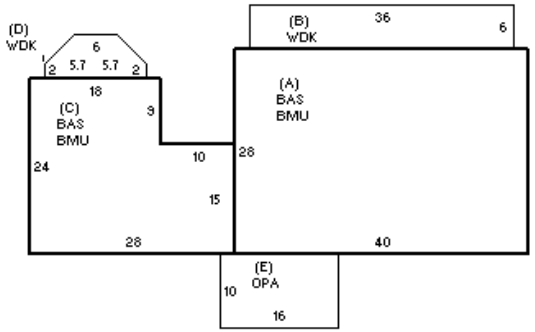
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	292,400	219,300
BUILDING	364,000	167,100
DETACHED	2,100	1,300
OTHER	0	0
TOTAL	**658,500**	**387,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	16X12	1981	192	11.81	1,600
SHF	A 1.00	60 0.40	7X10		70	16.08	500

PHOTO 05/02/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/25/2022	NF
LIST	1/25/2022	EST
REVIEW	5/24/2023	EMZ

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,702	DETAIL ADJ	0.875
$NLA(RCN)	$306	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,200
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,702		65.49	111,470
A	BAS	L	BAS AREA	1,120	1958	220.68	247,156
+	WDK	N	WOOD DECK	284		58.40	16,586
C	BAS	L	BAS AREA	582	2022	220.68	128,433
E	OPA	N	OPEN PORCH	160		76.10	12,176

TOTAL RCN	520,021

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0	
COND	0	0 %
FUNC	30	UC
ECON	0	
DEPR	30	% GD 70
RCNLD		$364,000