

Key: 3380

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.671

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHAVERDIAN ARMIN & JENNIFER NOW ARMIN & JENNIFER SHAVERDIAN REV LIV 23931 WANIGAN WAY LAGUNA NIGEL, CA 92677				15H-10-B50				28 BONITA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARMIN & JENNIFER SHAVERDI				06/27/2023	A	1	35863-246				
SHAVERDIAN ARMIN & JENNIF				03/17/2022	U	749,000	34981-267				
JOHN H GARDNER JR TRUST				06/04/2015	O	389,000	28917-77				

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 %
23-69	02/24/2023	3	Renovations	22,000			0 0
	04/14/2022	98	SALES QUESTI		10/20/2021	NF	100 100
		8	Cyc. Reinsp.		05/24/2016	WFF	100 100
15-338	06/17/2015	3	Renovations	14,700			100 100
15-311	06/05/2015	10	Reroof	8,740	05/24/2016	WFF	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,700	MC	1.00	1.00	439,800	2.80	1.00	R06	1.20		330,770

TOTAL	11,700 SF	ZONING	R40	FRNT	186	ASSESSED		CURRENT	330,800	PREVIOUS	275,600
Nbhd	MID CHATHAM	NOTE		LAND					260,700		240,100
Inf1	100			DETACHED					1,400		1,400
Inf2	100			OTHER					0		0
TOTAL				TOTAL					592,900		517,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2020	120	13.29	1,400



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	10/20/2021	NF
MODEL	1		RESIDENTIAL	LIST	10/20/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/1/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,024	DETAIL ADJ	0.847	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	1,024	1964	241.81	247,614
\$NLA(RCN)	\$293	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	OPA	N	OPEN PORCH	88		76.10	6,697
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATTACHED GARAGE	352	81.95	28,848
STORIES	1	1.00			ROOF COVER	1	ASPH/CMP SHIN	1.00	E	PTA	N	PATIO/STOOP	192	17.90	3,437
ROOMS	5	1.00			FLOOR COVER	34	CARPET/ASPH TL	1.00	F11	O	FPL 1S 10P	1		7,477.00	7,477
BEDROOMS	2	1.00			INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
FULL BATHS	2	1.00			HEATING/COOL	11	HT-WT/COOL AIR	1.05							
1/2 BATHS	0	1.00			FUEL SOURCE	2	GAS	1.00							
FIXTURES	6	\$4,066													
UNITS	1	1.00													

TOTAL RCN	299,616
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$260,700

