

Key: 4815

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.255

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENNETH DUGAN & YASMIN RAHMANI-DUGAN RT DUGAN KENNETH H & RHAMANI YASMIN TSTES 3836 EAST LINWOOD DR SPRINGFIELD, MO 65809				3D-64A-J2				19 WATERVIEW CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNETH DUGAN & YASMIN RA				10/27/2017	A	1	30859-12				
DUGAN KENNETH H & YASMIN				12/05/2014	QS	633,290	28550-195				
LEWIS PORTER JR & CECILE				10/29/1992	QS	85,000	8235-206				

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	%
21-269	03/16/2021	12	INSULATION	4,500				
	01/14/2016	3	Renovations		01/14/2016	APK	100	100
	02/05/2009	50	Meas & List			RRC	100	100
08-384	09/03/2008	4	Outbuildings	3,700	02/05/2009		100	100
	02/04/2003	50	Meas & List			JB	100	100

LAND


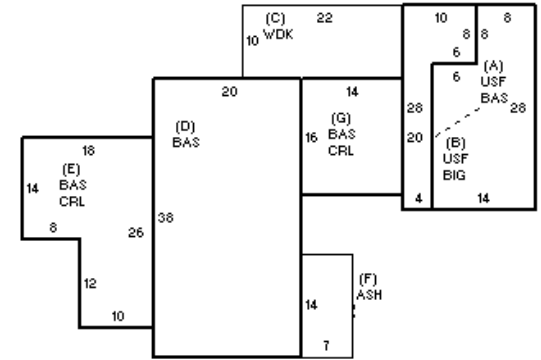
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,010	SC	1.00	1.00	1.00	1.00	586,400	1.77	100	1.00	R05 1.60	478,110

TOTAL	20,010 SF	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	478,100	398,400			
Inf1	100		BUILDING	515,400	474,100			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
TOTAL			994,600	873,500				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	2008	96	14.26	1,100

PHOTO	03/01/2022
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/1/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/15/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OUTSIDE WALL FIREPLACE

G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	554,226
NET AREA	2,020	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	160	1996	236.42	37,826	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	504	1996	200.61	101,106	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	344		98.66	33,938	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	220		70.08	15,418	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,356	1970	236.42	320,579	BATHS	V
				INT. FINISH	2	DRYWALL	1.00	+	CRL	N	CRAWL SPACE	596		29.88	17,810	BATHS	V
				HEATING/COOL	2	HOT WATER	1.00	F	ASH	N	ATT SHED	98		72.72	7,127	HEAT	U
				FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1		12,451.20	12,451	ELECT	U	
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
														EFF.YR/AGE	2015 / 7		
														COND	7 7 %		
														FUNC	0		
														ECON	0		
														DEPR	7 % GD 93		
														RCNLD	\$515,400		