

Key: 500

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 573

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BROGAN PATRICK & BLACK PATRICIA J 7 CARRIGLEA DR RIVERSIDE, CT 06878-2402		11A-4-11		77 SEARS POINT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BROGAN PATRICK & BLACK PA		02/19/2019	V	5,775,000	31841-124
WEINSTEIN DAVID C		01/09/2019	A	1	31772-297
WEINSTEIN DAVID C		09/08/2011	V	6,500,000	25666-252

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES			1	1 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-884	10/25/2022	99	n/a	4,000			100	100
22-368	05/10/2022	99	n/a	15,000	03/22/2023	NF	100	100
22-088	01/25/2022	1	New Construc	250,000	03/22/2023	NF	100	100
SS24-01	01/14/2022	20	Splits/Land				100	100
21-904	10/06/2021	6	Pools etc	258,797	03/22/2023	NF	100	100

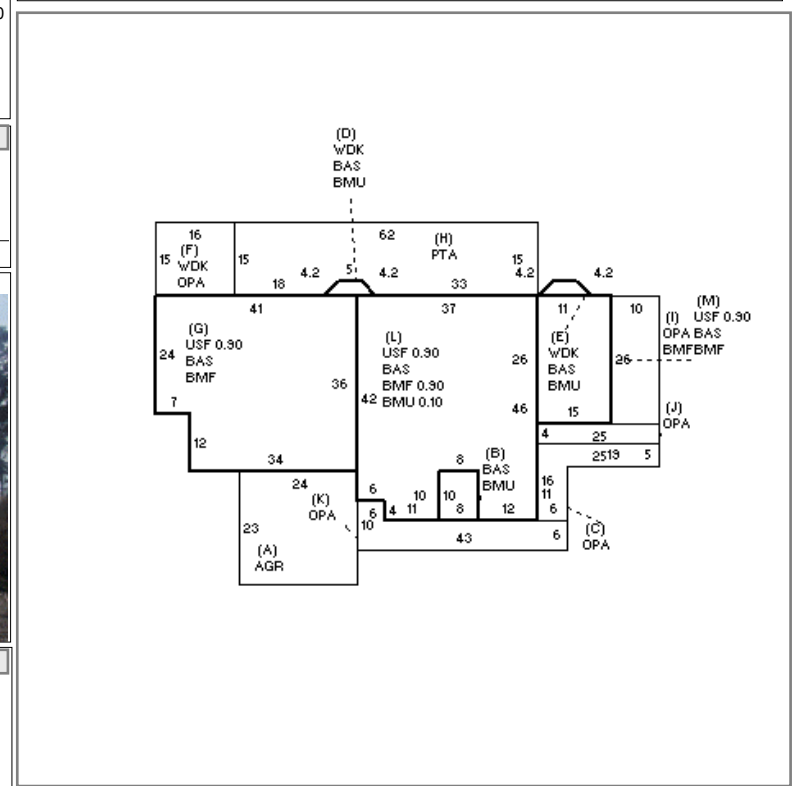
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH 1.00	100	1.00	4,434,650	1.00	MDW 1.10	CF5 11.00			4,072,220
300	A	3,010	CH 1.00	100	1.00	211,200	1.00	100 1.00	CF5 11.00			635,710

TOTAL	3.928 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	4,707,900	3,747,300			
Inf1	100		BUILDING	8,316,000	7,431,100			
Inf2	100		DETACHED	59,400	25,800			
			OTHER	1,567,500	1,001,400			
			TOTAL	14,650,800	12,205,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.80	10 0.90	2021	800	67.84	48,800
HTB	E	1.80	10 0.90	2022	1	11,816.82	10,600



BLDG COMMENTS
BMF=FAM RM/BDRM/GYM/GAME RM/2 BATHS



YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	8,573,173
NET AREA	6,550	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	552		271.31	149,762	CONDITION ELEM	CD
\$NLA(RCN)	\$1,309	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	288		316.68	91,203	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	3,508	2019	1,016.79	3,566,885	INTERIOR	A
STORIES	2	1.00		ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	1,073		266.35	285,793	KITCHEN	A
ROOMS	11	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	288		204.40	58,867	BATHS	A
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	+	BMF	N	BSMT FINISH-SEP	3,480		380.10	1,322,748	HEAT	A
FULL BATHS	6	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03	+	USF	L	UP-STRY FIN	3,042	2019	862.78	2,624,566	ELECT	A
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO/STOOP	906		62.65	56,760		
FIXTURES	29	\$109,781							ELV	O	ELEVATOR	1		161,546.00	161,546	EFF.YR/AGE	2019 / 3
UNITS	1	1.00							F21	O	FPL 2S 1OP	2		36,316.00	72,632	COND	3 3 %
									F22	O	FPL 2S 2OP	1		50,855.00	50,855	FUNC	0
									GEN	O	GENERATOR	1		0.00		ECON	0
									GFP	O	GAS LOG/FPE FP	1		21,777.00	21,777	DEPR	3 % GD 97
																RCNLD	\$8,316,000

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
BROGAN PATRICK & BLACK PATRICIA J		11A-4-11	77 SEARS POINT RD			
7 CARRIGLEA DR		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIVERSIDE, CT 06878-2402						


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

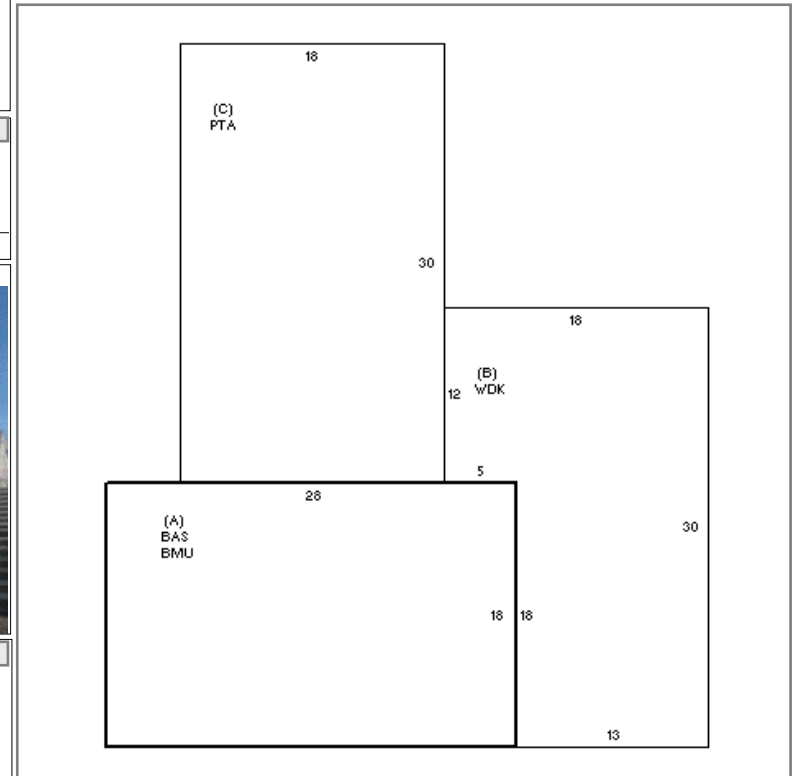
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	363,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/22/2023
								



BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	14	0.85	DET BLDG [100%]	REVIEW	5/11/2023	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	504	DETAIL ADJ	0.867	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	504		137.65	69,378
\$NLA(RCN)	\$729	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	504	2021	474.49	239,142
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	450		90.52	40,734
				ROOF COVER	2	WOOD SHIN	1.01	C	PTA	N	PATIO/STOOP	540		27.75	14,982
				FLOOR COVER	6	OTHER	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	16	ELECT BB W/AC	1.01								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	367,462
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$363,800