

Key: 5040

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.482

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONOHUE BRYAN C 857 PERSIMMON RD SEWICKLEY, PA 15143-5306				4C-64-T14				107 TAYLORS POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOHUE BRYAN C 107 TAYLORS POND RD RE TR				06/21/2018	A	10	31354-285				
				10/21/1998	A	1	11776-178				

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	%
92-433	07/05/2016	3	Renovations		07/05/2016	APK	100	100
07-015	02/10/2008	50	Meas & List	120,000	02/01/2008	RRC	100	100
96-377	01/10/2007	99	n/a	14,200	02/01/2008		100	100
	10/01/1996	10	Reroof	3,200	02/01/2008		100	100
		99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,880	SC	1.00	1.00	1,759,200	2.05	1.00	VW6	4.80		1,397,030

TOTAL	16,880 SF	ZONING	R20	FRNT	20	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Deded Rts To Common Area PL291/22 For Boat Lndg + Rec			LAND	1,397,000	1,164,100
Inf1	100		BUILDING	587,600	739,200			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	1,985,600	1,904,200			

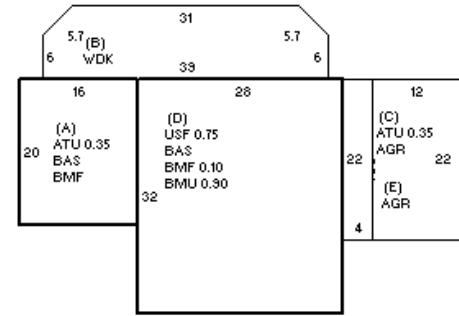
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 8X10	2000	80	15.24	1,000	02/23/2022



BLDG COMMENTS	CLAPBOARD FRONT
---------------	-----------------

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2022	APK
MODEL	1		RESIDENTIAL	LIST	12/8/2022	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	12/8/2022	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

* -- Previous value excludes abatement.



YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,888	DETAIL ADJ	1.000
\$NLA(RCN)	\$399	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
FULL BATHS	2		1.00
1/2 BATHS	1		1.00
FIXTURES	8	\$7,680	
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	410		130.32	53,431
+	BAS	L	BAS AREA	1,216	1993	296.59	360,650
+	ATU	N	UNFIN ATTIC	143		94.20	13,471
B	WDK	N	WOOD DECK	374		70.08	26,210
+	AGR	N	ATTACHED GARAGE	352		98.35	34,618
D	BMU	N	BSMT UNFINISHED	806		91.70	73,914
D	USF	L	UP-STRY FIN	672	1993	251.66	169,118
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	753,317
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$587,600