

Key: 5449

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.904

LEGALS

| CURRENT OWNER  |  |  |  |  |  |  |  |  |  | PARCEL ID  |    |                   |  | LOCATION          |  |  |  |
|--|--|--|--|--|--|--|--|--|--|------------|----|-------------------|--|-------------------|--|--|--|
| TAXIARCHOS FAMILY TRUST<br>TAXIARCHOS JOHN A & ALEXA TRSTES<br>5 GEORGE W FINNERTY RD<br>BARRINGTON, RI 02806-2601 |  |  |  |  |  |  |  |  |  | 5C-39-S17  |    |                   |  | 124 SOUNDVIEW AVE |  |  |  |
| TRANSFER HISTORY   |  |  |  |  |  |  |  |  |  | DOS        | T  | SALE PRICE        |  | BK-PG (Cert)      |  |  |  |
| TAXIARCHOS FAMILY TRUST  |  |  |  |  |  |  |  |  |  | 12/05/2016 | A  | 1 30136-104       |  |                   |  |  |  |
| TAXIARCHOS JOHN A & ALEXI  |  |  |  |  |  |  |  |  |  | 11/10/2014 | QS | 484,000 28498-319 |  |                   |  |  |  |
| SOUNDVIEW REALTY TRUST   |  |  |  |  |  |  |  |  |  | 12/23/2003 | A  | 1 18061-109       |  |                   |  |  |  |

| 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    | %   |
| 1999288    | 02/12/2016 | 3             | Renovations |        |       |     | 100    | 100 |
|            | 03/12/2009 | 50            | Meas & List |        |       | RRC | 100    | 100 |
|            | 11/22/1999 | 99            | n/a         |        |       |     | 100    | 100 |
| 99-512     | 11/01/1999 | 99            | n/a         | 70,000 |       |     | 100    | 100 |
| SP99-39 AP | 05/27/1999 | 99            | n/a         |        |       |     | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,405    | SC   | 1.00 | 1.00 | 586,400  | 4.15 | 1.00 | 1.00 | R05 | 1.60       | 413,540   |

| TOTAL | 7,405 SF      | ZONING | R20      | FRNT    | 75      | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | SOUTH CHATHAM | NOTE   |          |         |         | LAND     | 413,500 | 344,600  |
| Inf1  | 100           |        | BUILDING | 498,500 | 445,100 |          |         |          |
| Inf2  | 100           |        | DETACHED | 0       | 0       |          |         |          |
|       |               |        | OTHER    | 0       | 0       |          |         |          |
|       |               |        |          |         |         | TOTAL    | 912,000 | 789,700  |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/3/2022  | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/3/2022  | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 2/17/2022 | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT   | 2000  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,862 | DETAIL ADJ | 1.050 |
| \$NLA(RCN) | \$331 | 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  | 0     | 1.00    |
| FIXTURES   | 6     | \$5,040 |
| UNITS      | 1     | 1.00    |

| ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| FOUNDATION   | 4  | FLR & WALL     | 1.00 | A   | BMU | N               | BSMT UNFINISHED | 266   |      | 90.48     | 24,068  |
| EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | A   | BMF | N               | BSMT FINISH-SEP | 798   |      | 108.60    | 86,663  |
| ROOF SHAPE   | 1  | GABLE          | 1.00 | A   | BAS | L               | BAS AREA        | 1,064 | 2000 | 260.31    | 276,968 |
| ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | A   | USF | L               | UP-STRY FIN     | 798   | 2000 | 220.88    | 176,262 |
| FLOOR COVER  | 16 | HARDWD/OTHER   | 1.00 | +   | WDK | N               | WOOD DECK       | 224   |      | 58.40     | 13,082  |
| INT. FINISH  | 2  | DRYWALL        | 1.00 | D   | OPA | N               | OPEN PORCH      | 228   |      | 76.10     | 17,351  |
| HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | F22 | O   | FPL 2S 2OP      |                 | 1     |      | 14,530.00 | 14,530  |
| FUEL SOURCE  | 2  | GAS            | 1.00 | ODS | O   | OUT DOOR SHWR-A |                 | 1     |      | 1,477.00  | 1,477   |

| TOTAL RCN      | 615,441 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | A       |
| INTERIOR       | G       |
| KITCHEN        | A       |
| BATHS          | A       |
| HEAT           | A       |
| ELECT          | A       |

  

| EFF.YR/AGE | 2003 / 19  |
|------------|------------|
| COND       | 19 19%     |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 19 % GD 81 |

  

| RCNLD | \$498,500 |
|-------|-----------|
|-------|-----------|

