Key: 5456

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,911

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAJRAIAN ELIZABETH D 19 RICHMOND RD NOWALK, CT 06853	5C-45-S39	128 PINE KNOLL AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAJRAIAN ELIZABETH D	12/02/2011	A	1	25889-9
NAJARIAN STEVEN J & ELIZA	03/05/1998	99	135,000	11264-226
SHEEHAN GENEVIEVE	08/06/1997	A	1	10888-137

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

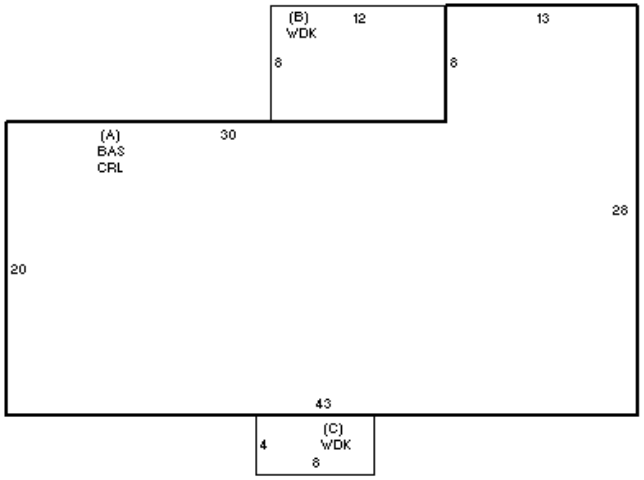
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/15/2020	14	DECK		04/20/2021	NF	100	100
	03/12/2009	50	Meas & List			RRC	100	100
1997182	08/12/1997	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,663	SC 1.00	100 1.00	100 1.00	586,400	4.03	100 1.00	R05 1.60			415,500

TOTAL	7,663 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	415,500	346,200
BUILDING	182,200	165,800
DETACHED	700	700
OTHER	0	0
TOTAL	**598,400**	**512,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8		64	16.25	700

PHOTO 04/20/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/20/2021	NF
LIST	4/20/2021	EST
REVIEW	6/22/2021	EMZ

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	964	DETAIL ADJ	0.875
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	6	CRAWL	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	14	HARDWD/ASPH TL	1.00
INT. FINISH	24	DRYWLI/WALL BD	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	964		21.71	20,933
A	BAS	L	BAS AREA	964	1950	254.44	245,278
+	WDK	N	WOOD DECK	128		58.40	7,475
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	284,740

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$182,200