

Key: 5484

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.939


LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|------|------------------|------|----------------------|------|-----|------------|-----------|
| AMARAL DAVID G & TAMMY 2545 REGATTA CT DAVIS, CA 94618 | | | | 5D-13J-C26 | | | | 123 CHATHAM CREST DR | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | |
| AMARAL DAVID G & TAMMY | | | | 12/30/2019 | A | 290,000 (221516) | | | | | | |
| AMARAL DAVID G & NELSON C | | | | 12/28/2007 | QS | 492,000 (184921) | | | | | | |
| TRAHAN RONALD C & MARCIA | | | | 09/16/2005 | A | 100 (177948) | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 20,871 | SC | 1.00 | 1.00 | 586,400 | 1.71 | 1.00 | 1.00 | R05 | 1.60 | 481,320 |

LAND

| TOTAL | 20,871 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | | | | LAND | 481,300 | 401,100 |
| Inf1 | 100 | | BUILDING | 318,100 | 337,800 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 799,400 | 738,900 | | | | |

DETACHED

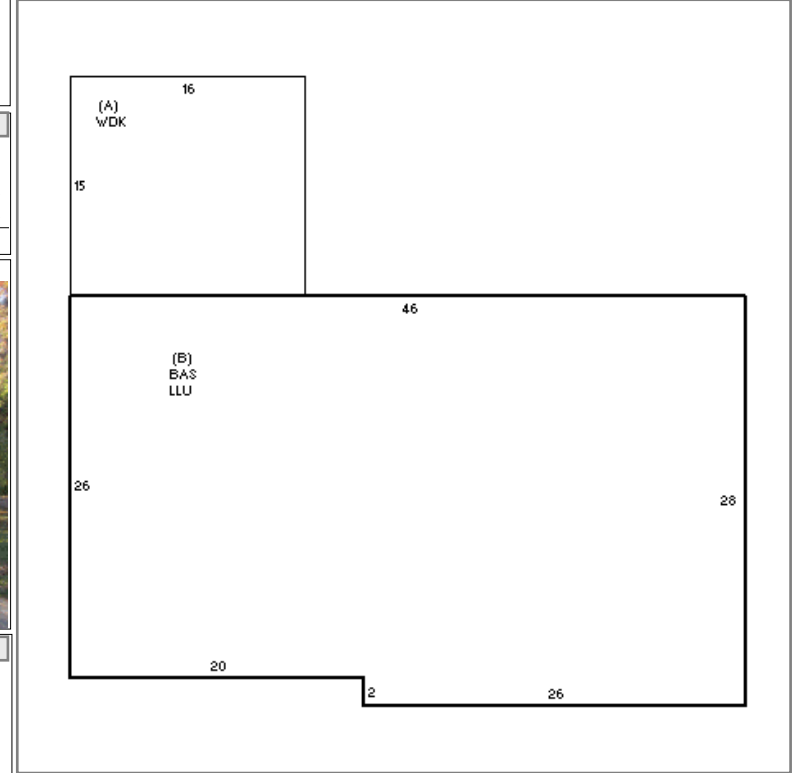
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 11/08/2021 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/8/2021 | TCK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/8/2021 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 12/17/2021 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| ATTIC=SCUTTLE |

| 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 | % |
| 20-092 | 04/16/2020 | 98 | SALES QUESTI | | | | 100 | 100 |
| | 02/06/2020 | 3 | Renovations | 35,000 | 04/20/2021 | NF | 100 | 100 |
| | 01/26/2010 | 50 | Meas & List | | | RRC | 100 | 100 |
| 09-070 | 03/06/2009 | 10 | Reroof | 8,750 | 01/26/2010 | | 100 | 100 |
| 1985053 | 04/01/1985 | 99 | n/a | | | | 100 | 100 |



| YEAR BLT | 1986 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,248 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$335 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| FULL BATHS | 2 | 1.00 | |
| 1/2 BATHS | 0 | 1.00 | |
| FIXTURES | 6 | \$4,080 | |
| UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|---------------|------|-----|-----|-----------------|----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | WDK | N | WOOD DECK | 240 | | 58.40 | 14,016 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | LLU | N | LOWER LEVEL UN | 1,248 | | 113.05 | 141,092 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BAS AREA | 1,248 | 1986 | 200.65 | 250,412 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | F11 | O | FPL 1S 1OP | | 1 | | 7,477.00 | 7,477 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 | ODS | O | OUT DOOR SHWR-A | | 1 | | 1,477.00 | 1,477 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 | | | | | | | | |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |

| TOTAL RCN | 418,554 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1991 / 31 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$318,100 |