

Key: 5606

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.063

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION		
FRANK WILLIAM G & KIM M 30 HERITAGE LN TOLLAND, CT 06084-3846						5E-5-X20			20 COCKLE COVE RIDGE		
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)	
FRANK WILLIAM G & KIM M						06/11/2010	QS	163,500		24610-166	
GIKNIS CHARLES E						02/13/2003	A	59,733		16394-87	
GIKINS, FRANCIS						01/21/1994	A	1		9013-98	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-251	04/12/2019	10	Reroof	13,000	02/13/2020	NF	100	100
19-239	04/10/2019	11	Window Rplc	3,400	02/13/2020	NF	100	100

LAND

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

TOTAL	SF	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	397,800	248,200			
Inf2			DETACHED	3,700	3,600			
			OTHER	0	0			
						<b>TOTAL</b>	<b>401,500</b>	<b>251,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A	1.00	10 0.90	1975	200	20.75	3,700



BLDG COMMENTS
270/38-55

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	10		CONDO	LIST		
STYLE	4	1.00	TOWN HSE MID [100%]	REVIEW	3/9/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	99	1.00	N/A [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452.001
NET AREA	1,064	DETAIL ADJ	1.450	COMPLEX	56	COCKLE COVE RDG	1.45	A	BMU	N	BSMT UNFINISHED	532		23.00	12,236		
\$NLA(RCN)	\$425	OVERALL	1.000	UNIT MODEL	99	N/A	1.00	A	BAS	L	BAS AREA	532	1973	418.30	222,536		
				VIEW/LOC	1	NONE	1.00	A	USF	L	UP-STRY FIN	532	1973	397.42	211,429		
				HVAC	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
				FLOOR LEVEL	99	N/A	1.00										
				NEIGHBORHOOD	4	SOUTH	1.00										
																TOTAL RCN	452.001
																CONDITION ELEM	CD
																INTERIOR	
																KITCHEN	
																BATHS	
																EXTERIOR	
																EFF.YR/AGE	1984 / 38
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$397,800

