

Key: 5747

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.212

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THE WINNETT FAMILY TRUST NOW MAKOWSKE JOHN & GABRIELLE 294 BLACK ROCK TPKE REDDING, CT 06896				6C-127-S8				56 SOUNDVIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAKOWSKE JOHN & GABRIELLE				05/16/2023	QS	905,000	35787-91				
THE WINNETT FAMILY TRUST				06/18/2010	A	1	24625-325				
CARPENTER DARLENE LIANNE				07/26/2004	A	1	18860-259				

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	%
000000755	05/05/2023	3	Renovations					0
	11/01/2022	3	Renovations		03/27/2023	NF	100	100
	02/10/2006	50	Meas & List			RRC	100	100
	03/02/2005	50	Meas & List			RRC	100	100
	11/23/2004	2	Additions	32,000			100	100

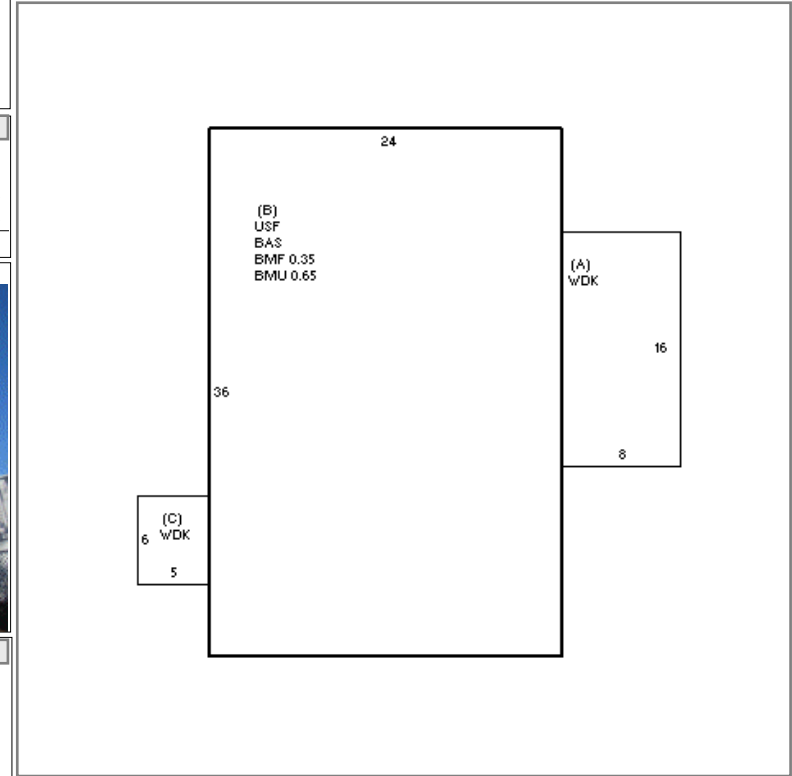
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,798	SC	1.00	1.00	586,400	5.12	1.00	R05	1.60		400,010

TOTAL	5,798 SF	ZONING	R20	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	400,000	333,300			
Inf1	100		BUILDING	422,800	338,600			
Inf2	100		DETACHED	500	500			
			OTHER	0	0			
TOTAL			TOTAL	823,300	672,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	16.25	500



BLDG COMMENTS
BATH IN BSMNT



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/3/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/14/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.050
\$NLA(RCN)	\$310	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		9	\$7,560
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	158		58.40	9,227
B	BMU	N	BSMT UNFINISHED	562		85.40	47,994
B	BMF	N	BSMT FINISH-SEP	302		108.60	32,797
B	BAS	L	BAS AREA	864	2004	264.02	228,109
B	USF	L	UP-STRY FIN	864	1973	224.03	193,558
F22	O		FPL 2S 2OP	1		14,530.00	14,530
ODS	O		OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	535,252
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	1 UC
ECON	0
DEPR	21 % GD 79
RCNLD	\$422,800