

Key: 5750

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.215

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
STACHOWICZ MICHAEL & DAMOUR NICOLE 4315 LAURISTON ST PHILADELPHIA, PA 19128				6C-130-S5				38 SOUNDVIEW AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STACHOWICZ MICHAEL & DAMOUR				08/28/2012	A	1	26624-56					
STACHOWICZ MICHAEL				02/05/2010	A	1	24351-256					
STACHOWICZ MICHAEL W & LA				01/13/2006	99	375,000	20655-1					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,969	SC	1.00	1.00	586,400	4.37	1.00	R05	1.60		410,120

TOTAL	6,969 SF	ZONING	R20	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	410,100	341,700
Inf1	100		BUILDING	122,500	111,500			
Inf2	100		DETACHED	1,100	1,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>533,700</b>	<b>454,300</b>

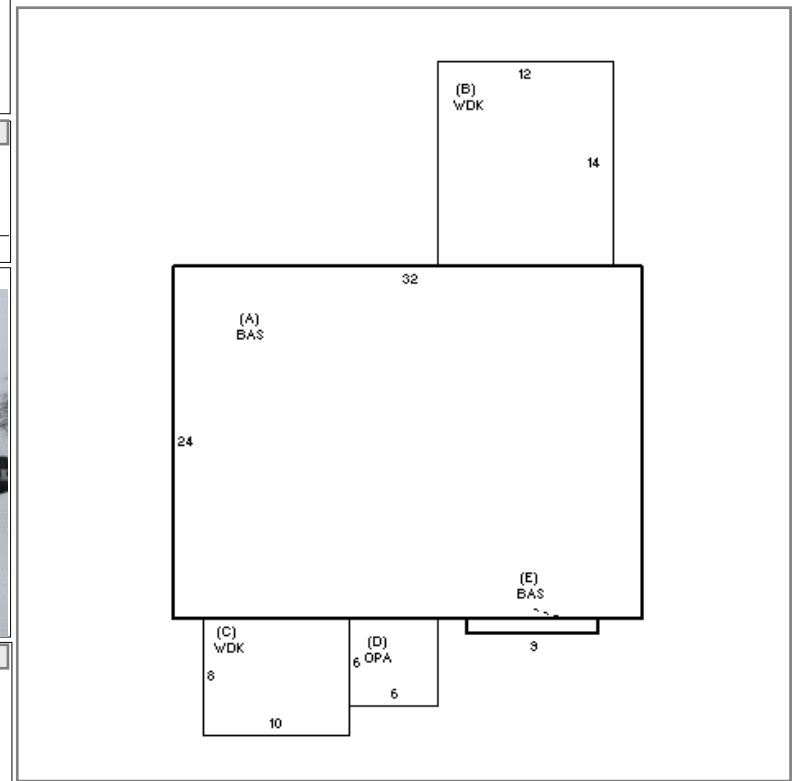
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X7	2020	84	14.95	1,100



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/3/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/17/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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 %
14-063		8	Cyc. Reinsp.		02/03/2022	TCK	100 100
	09/15/2020	4	Outbuildings		04/20/2021	NF	100 100
	02/05/2014	3	Renovations	5,500	04/14/2015	MW	100 100
	03/13/2009	50	Meas & List			RRC	100 100
	02/03/2002	50	Meas & List			JB	100 100



YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	777	DETAIL ADJ	0.892
\$NLA(RCN)	\$246	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,713	
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	25	DRYWLI/OTHER	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	777	1947	222.80	173,118
+	WDK	N	WOOD DECK	248		46.72	11,586
D	OPA	N	OPEN PORCH	36		60.89	2,192
	MST	O	MASONRY STACK	1		1,654.40	1,654
	ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182

TOTAL RCN	191,445
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	\$122,500