**Key: 5797**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,262

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CONNORS JAMES & CHRISTOPHER & ALLISON**<br>**1555 BORANA ST**<br>**SAN DIEGO, CA 92111** | **6C-48-J8** | **44 PINE DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CONNORS JAMES & CHRISTOPH | 11/14/2016 | J | 190,000 | 30082-71 |
| OSHEA DAVE | 06/02/2016 | A | 1 | 29692-260 |
| CONNORS FAMILY TRUST | 05/26/2010 | A | 1 | 24578-212 |

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

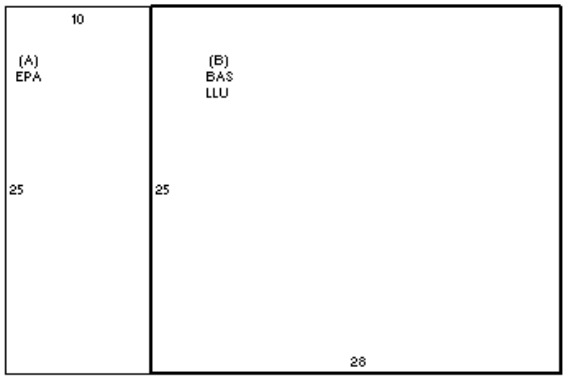
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 23-98 | 02/16/2023 | 97 | WEATHERIZATI | 5,800 | | | 100 | 100 |
| | | 8 | Cyc. Reinsp. | | 11/16/2021 | TCK | 100 | 100 |
| | 02/16/2009 | 50 | Meas & List | | | RRC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,830 | SC 1.00 | 100 1.00 | 100 1.00 | 641,375 | 3.95 | 100 1.00 | R07 1.75 | | | 455,800 |

| | | | |
|---|---|---|---|
| TOTAL | 7,830 SF | ZONING R20 | FRNT 157 |
| Nbhd | SOUTH CHATHAM | NOTE | |
| Infl1 | 100 | | |
| Infl2 | 100 | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 455,800 | 369,000 |
| BUILDING | 185,000 | 162,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **640,800** | **531,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 11/16/2021

BLDG COMMENTS

INFO @ DOOR 11/16/21

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.85 | COTTAGE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 11/16/2021 | TCK |
| LIST | 11/16/2021 | EST |
| REVIEW | 12/22/2021 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1962 | SIZE ADJ | 1.000 |
| NET AREA | 700 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $413 | 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 | $2,040 |
| 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 | 5 | VINYL | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | EPA | N | ENCL PORCH | 250 | | 133.70 | 33,425 |
| B | LLU | N | LOWER LEVEL UN | 700 | | 125.98 | 88,185 |
| B | BAS | L | BAS AREA | 700 | 1962 | 223.59 | 156,512 |
| | 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 | 289,116 |

| 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 | | | $185,000 |