

Key: 5910

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.374

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PRENDERGAST JOHN F & JERRI R 2566 OLD ASHWORTH LN CONCORD, NC 28027				6D-44-22A				199 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRENDERGAST JOHN F & JERR STAFFORD & PHILLIPPS				06/15/1998	QS	125,000	11502-265				
				03/20/1979	A	1	2887-237				

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	%
21-266	04/07/2020	2	Additions	105,000	04/20/2021	NF	100	100
	09/19/2019	3	Renovations		02/14/2020	TCK	100	100
	01/24/2007	50	Meas & List			AM	100	100
06-554	10/11/2006	10	Reroof	2,275	01/24/2007		100	100
1989207	11/06/1989	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,050	SC	1.00	1.00	586,400	2.55	1.00	R05	1.60		448,080

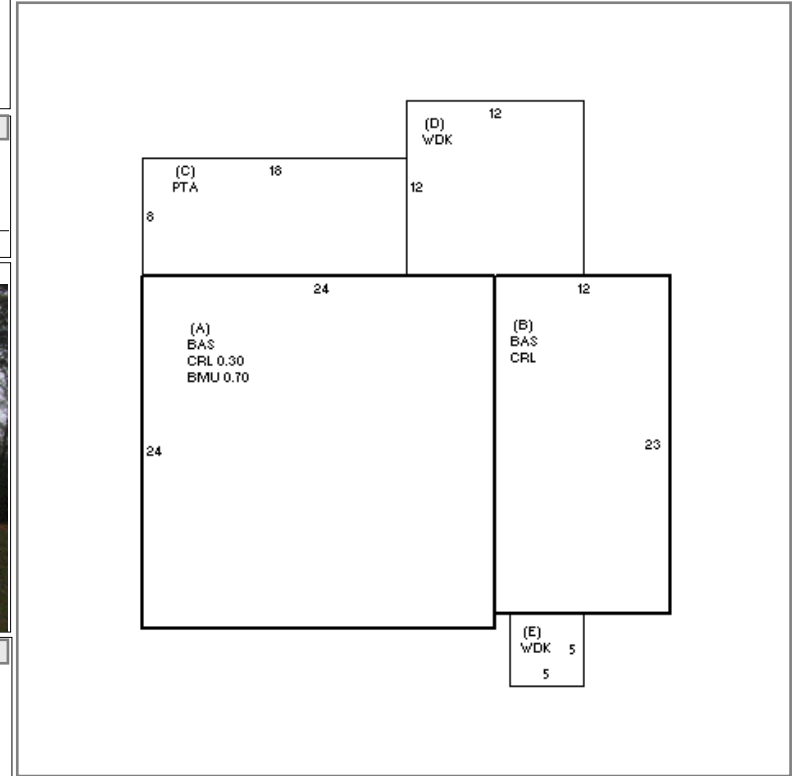
TOTAL	13,050 SF	ZONING	R20	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	448,100	373,400			
Inf1	100		BUILDING	283,300	245,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	731,400	619,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 02/08/2022

BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 7/1/2021



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2022	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/18/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	283,260		
NET AREA	852	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	403		75.31	30,349	CONDITION ELEM	CD		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	576	1947	264.59	152,403	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	CRL	N	CRAWL SPACE	449		22.40	10,056	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	276	2020	264.59	73,027	KITCHEN	V		
				FLOOR COVER	24	SOFTWD/ASPH TL	1.00	C	PTA	N	PATIO/STOOP	144		17.90	2,578	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	169		58.40	9,870	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$283,300