

Key: 6209

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.665

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
OBRIEN GREGORY P & LYNNE F 1127 LANGLEY LN MCLEAN, VA 22101				7B-45-S20				12 NICKERSON LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
OBRIEN GREGORY P & LYNNE				09/24/2004	QS	1,575,000	19068-7					
CALLAHAN MARK				03/29/2004	R	1,525,000	18374-104					
AUNER RUTH TRUSTEE				06/18/2003	A	1	17110-130					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,360	WC	1.00	100	1.00	100	1.00	WF3	7.50		2,211,240

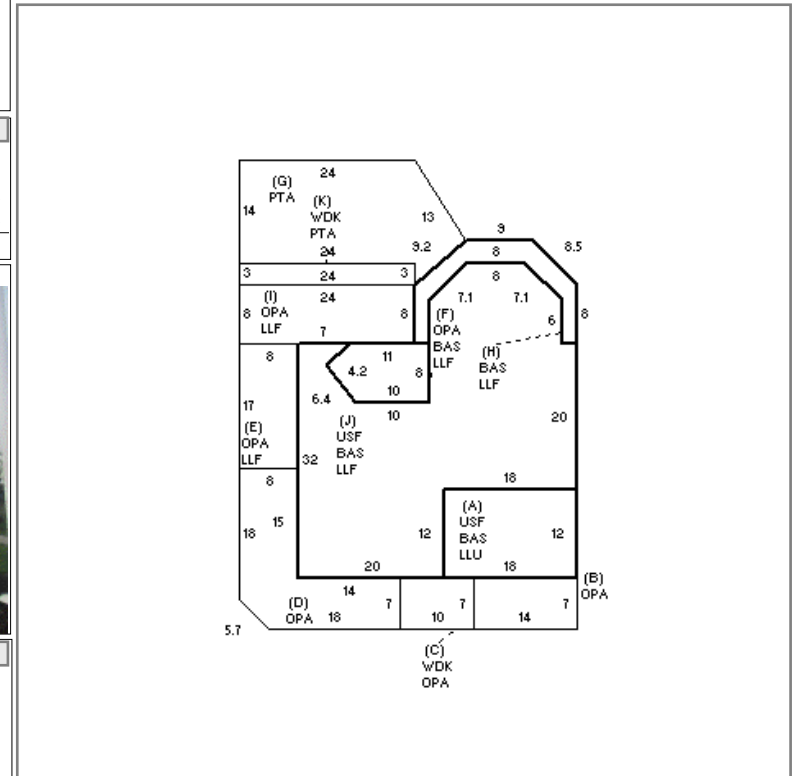
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-833	11/21/2019	3	Renovations	309,724	04/21/2021	NF	100	100
06-073	02/01/2007	50	Meas & List			RRC	100	100
06-074	02/02/2006	5	Demolitions	20,000	02/01/2007		100	100
	02/02/2006	1	New Construc	1,425,000	02/01/2007		100	100
	07/11/2005	50	Meas & List			JB	100	100

TOTAL	18,360 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Ocn Ex & Inlet Wv	LAND	2,211,200	1,842,600			
Inf1	100		BUILDING	2,756,300	2,290,400			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
<b>TOTAL</b>			<b>4,968,300</b>	<b>4,133,800</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 10'DIAM		80	11.30	800



BLDG COMMENTS  
LLF=PLAY RM, TV RM, EXERCISE RM, BTH, BUNK RM/BATH (PER INSP 1/27/20)



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	19	1.30	NEW STYLE [100%]		1/27/2020	NF
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		6/23/2021	EMZ

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,995,938			
NET AREA	2,778	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	216		394.59	85,232	CONDITION ELEM	CD			
\$NLA(RCN)	\$1,078	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,486	2006	700.33	1,040,686	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,292	2006	594.25	767,771	INTERIOR	V			
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	860		178.84	153,798	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	142		137.24	19,489	BATHS	V			
				INT. FINISH	2	DRYWALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,598		515.39	823,590	HEAT	A			
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	468		42.06	19,686	ELECT	A			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		24,383.60	24,384					
													GFP	O	GAS LOG/FP/E FP	1	14,621.70	14,622		
													ODS	O	OUT DOOR SHWR-A	1	3,471.00	3,471		
													EFF.YR/AGE		2014 / 8					
													COND	8 8 %						
													FUNC	0						
													ECON	0						
													DEPR	8 % GD		92				
													RCNLD			\$2,756,300				