Key: 6217

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.673

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANOK DAVID M & MOONEY JAMIE A & **HUERTER ANGELIQUE Z** **56 TOILSOME HILL RD** **FAIRFIELD, CT 06825**	**7B-54-S27**	**40 HOWES LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANOK DAVID M & MOONEY JA	08/16/2021	QS	1,400,100	34386-267
ROBERT L GORDON REV TRUST	08/16/2021	A	1	34386-257
LINNEA H GORDON REVOCABLE	02/02/2004	A	100	18179-114

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	%
	09/20/2021	98	SALES QUESTI				100	100
15-829	12/15/2015	10	Reroof	5,000			100	100
	02/18/2009	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	9,870	WC 1.00	100 1.00	100 1.00	1,649,250	3.24	100 1.00	VW7 4.50			1,210,580

TOTAL	9,870 SF	ZONING	R20	FRNT	100

Nbhd	WEST CHATHAM
Infl1	100
Infl2	100

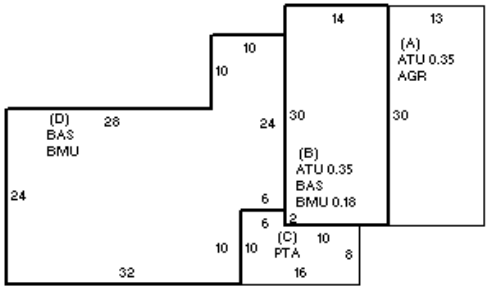
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,210,600	1,008,800
BUILDING	288,900	246,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,499,500**	**1,255,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/09/2012



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE			
LIST			
REVIEW	5/21/2021	APK	

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	0.850
$NLA(RCN)	$329	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	6	CRAWL	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	390		80.74	31,487
+	ATU	N	UNFIN ATTIC	284		78.50	22,294
+	BMU	N	BSMT UNFINISHED	1,028		71.90	73,910
+	BAS	L	BAS AREA	1,372	1955	224.66	308,233
C	PTA	N	PATIO/STOOP	140		17.90	2,506
	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	451,464

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		$288,900