

Key: 6220

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.677

LEGAL

LAND

DETACHED

BUILDING

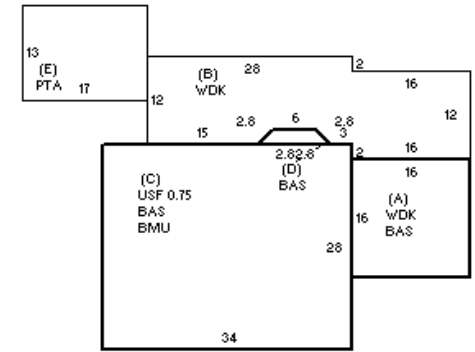
CURRENT OWNER				PARCEL ID				LOCATION			
BAYBERRY SHORES NOMINEE TRUST BARRELLA NANJI J TRUSTEE 43 NEWPORT RD YONKERS, NY 10710				7B-7-S1				90 RIDGEVALE RD SO			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BAYBERRY SHORES NOMINEE T BARELLA, NANJI & JOSEPH				06/25/1990	A	1 7204-163					
				06/01/1976	N	28,000 2450-132					

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	%
	02/19/2009	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,710	SC	1.00	1.00	1,099,500	1.88	100	1.00	VW4	3.00	887,090

TOTAL	18,710 SF	ZONING	R20	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Ocn Wv			LAND	887,100	739,200
Inf1	100		BUILDING	551,900	509,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,439,000	1,248,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/26/2022	TCK
MODEL	1		RESIDENTIAL	LIST	1/26/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/15/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,938	DETAIL ADJ	1.060
\$NLA(RCN)	\$380	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		7	\$7,123
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	2	WOOD SHIN	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	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	1,224	1977	312.78	382,841
+	WDK	N	WOOD DECK	768		70.08	53,821
C	BMU	N	BSMT UNFINISHED	952		87.86	83,646
C	USF	L	UP-STRY FIN	714	1977	265.40	189,498
E	PTA	N	PATIO/STOOP	221		21.48	4,747
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	735,900
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$551,900