Key: 6231 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 6.688

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIBEAU ANNE&MARY ELIZABETH GIBEAU-GRIFFI **15 ALICIA CT** **HEMPSTEAD, NY 11550-2034**	**7C-16-G34A**	**123 CRANBERRY LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIBEAU ANNE&MARY ELIZABET	02/06/2015	A	1	28669-306
GIBEAU JOHN A TRUSTEE	07/07/2005	A	1	19419-57
GIBEAU, JOHN A	03/30/2004	A	1	18379-252

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	%
		8	Cyc. Reinsp.		11/15/2021	TCK	100	100
	02/19/2009	50	Meas & List			RRC	100	100

LAND

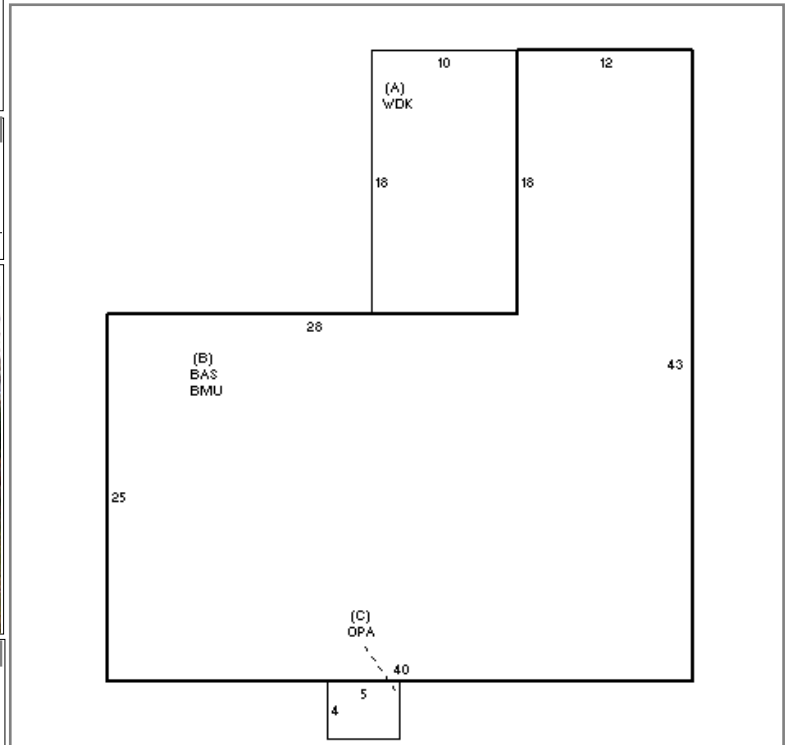
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	SC 1.00	100 1.00	100 1.00	641,375	3.02	100 1.00	VW7 1.75			476,210

TOTAL	10,700 SF	ZONING	R20	FRNT	86

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	476,200	396,800
BUILDING	250,800	231,900
DETACHED	0	0
OTHER	0	0
TOTAL	**727,000**	**628,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/15/2021

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	11/15/2021	TCK
LIST	11/15/2021	EST
REVIEW	12/22/2021	MR

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,216	DETAIL ADJ	0.875
$NLA(RCN)	$322	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,200
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	180		58.40	10,512
B	BMU	N	BSMT UNFINISHED	1,216		69.39	84,380
B	BAS	L	BAS AREA	1,216	1962	238.33	289,808
C	OPA	N	OPEN PORCH	20		76.10	1,522
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	391,899

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		$250,800