Key: 6239

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,696

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOBAN SUSAN G & DOREEN G HIRSCH 424 BERGEN ST BROOKLYN, NY 11217	7C-22-G24	106 CRANBERRY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOBAN SUSAN G & DOREEN G	08/14/2013	A	1	27620-114
GOLDSTEIN ARNOLD TRUSTEE	11/05/2003	A	1	17894-36
GOLDSTEIN, ADELE	01/18/1994	A	1	9004-287

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	%
	09/10/2020	2	Additions		09/10/2020	APK	100	100
	02/19/2009	50	Meas & List			RRC	100	100
93-324	10/01/1993	2	Additions	75,000			100	100
93-160	03/01/1993	9	Foundation	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,300	SC 1.00	100 1.00	100 1.00	769,650	2.51	100 1.00	CF1 2.10			589,760

TOTAL	13,300 SF	ZONING	R20	FRNT	60
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

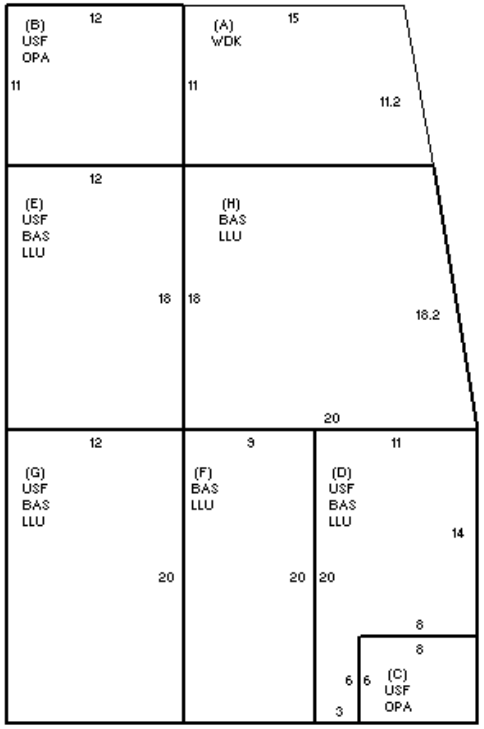
ASSESSED	CURRENT	PREVIOUS
LAND	589,800	491,400
BUILDING	494,900	456,700
DETACHED	103,300	102,900
OTHER	0	0
TOTAL	**1,188,000**	**1,051,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A 1.00	20 0.80	76X4	2001	304	424.65	103,300

PHOTO 11/15/2021

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPORARY [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2021	TCK
LIST	11/15/2021	EST
REVIEW	12/21/2021	MR

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,949	DETAIL ADJ	0.950
$NLA(RCN)	$353	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$8,208
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	42	WALL BD/DRYWLI	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	176		70.08	12,334
+	OPA	N	OPEN PORCH	180		91.32	16,438
+	USF	L	UP-STRY FIN	348	1993	222.00	77,257
+	USF	L	UP-STRY FIN	460	1951	222.00	102,121
+	LLU	N	LOWER LEVEL UN	1,141		147.41	168,200
+	BAS	L	BAS AREA	808	1951	261.63	211,399
H	BAS	L	BAS AREA	333	1993	261.63	87,124
	MST	O	MASONRY STACK	1		2,481.60	2,482
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	687,335

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$494,900