

Key: 6253

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.710

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BARBIERI CLAUDIA 43 AVERYLL AVE WOLCOTT, CT 06716-1301				7D-10-G14				8 RALPH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BARBIERI CLAUDIA				01/14/2019	A	10 (218395)						
BARBIERI BARBARA A & JOHN				02/11/2015	A	1 (205540)						
BARBIERI BARBARA A				07/29/1997	A	1 (145288)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,355	SC	1.00	1.00	476,450	2.35	100	1.00	R03	1.30	369,230

TOTAL	14,355 SF	ZONING	R20	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Level Corner			LAND	369,200	307,700
Inf1	100		BUILDING	255,000	231,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>624,200</b>	<b>538,800</b>	

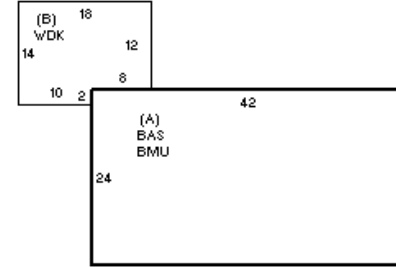
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/29/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/29/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/31/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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 %
14-032	12/12/2022	2	Additions		12/12/2022	APK	100 100
13-622	01/27/2014	3	Renovations	7,000	04/14/2015	MW	100 100
	11/15/2013	11	Window Rplc	7,800	04/17/2014	MR	100 100
	02/19/2009	50	Meas & List			RRC	100 100
97-178	05/01/1997	99	n/a	3,000			100 100



YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	0.850
\$NLA(RCN)	\$342	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	1	1.00	
FIXTURES	5	\$3,400	
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		72.25	72,823
A	BAS	L	BAS AREA	1,008	1979	243.74	245,689
B	WDK	N	WOOD DECK	236		58.40	13,782
	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	344,648
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$255,000