Key: 6255

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,712

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NKN REALTY TRUST **c/o NELSON ERIC** **100 WEEKEEPEEMEE RD** **BETHLEHELM, CT 06751-1913**	**7D-12-G27**	**15 EDDIE LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NKN REALTY TRUST	08/04/2000	A	100	(158599)
NELSON RALPH L & NANCY K	02/17/1965	QS	1	(34519)

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.		12/29/2021	TCK	100	100
	02/19/2009	50	Meas & List			RRC	100	100
1999199	09/10/1999	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	SC 1.00	100 1.00	100 1.00	476,450	2.95	100 1.00	R03 1.30			355,170

TOTAL	11,000 SF	ZONING	R20	FRNT	110

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

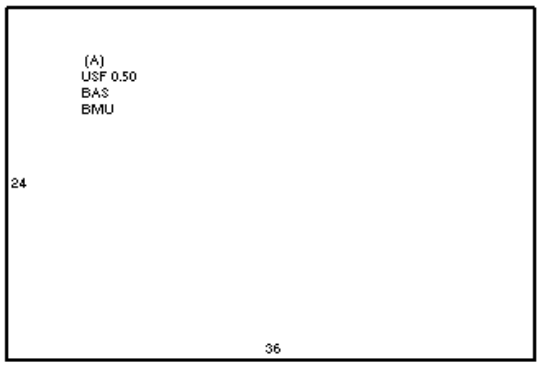
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	355,200	296,000
BUILDING	284,700	259,000
DETACHED	1,000	900
OTHER	0	0
TOTAL	**640,900**	**555,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10X8		80	15.24	1,000

PHOTO 12/29/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/29/2021	TCK
LIST	12/29/2021	EST
REVIEW	1/31/2022	EMZ

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.030
$NLA(RCN)	$323	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,472
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		75.03	64,825
A	BAS	L	BAS AREA	864	1967	275.87	238,353
A	USF	L	UP-STRY FIN	432	1967	234.09	101,125
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	418,628

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

EFF.YR/AGE	1971 / 51

COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68

RCNLD	$284,700