Key: 650

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 738

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTOFORO VINCENT P & ROMEO GINA 330 HOLLYWOOD AVE CRESTWOOD, NY 10707	11E-30T-X21	1239 MAIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTOFORO VINCENT P & R	02/27/2004	QS	375,000	18264-261
FLAHERTY RAYMOND	01/01/1987	A	1	4621-271

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

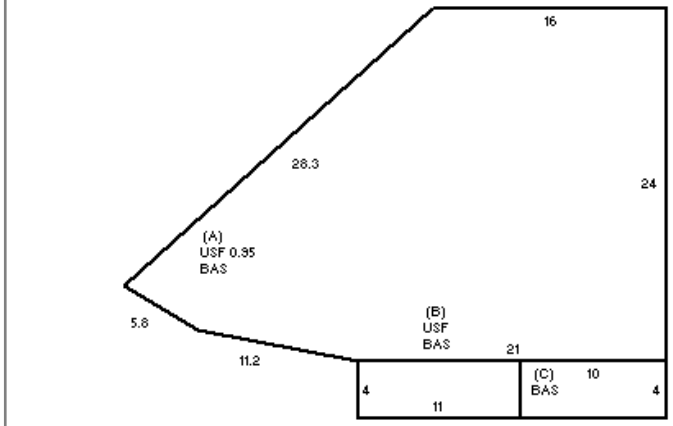
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-176	03/19/2019	2	Additions	10,000	04/05/2022	TCK	100	100
	02/02/2010	51	Meas			CE	100	100
09-265	07/28/2009	3	Renovations	23,500	02/02/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	R20	FRNT	0
Nbhd		NOTE	DISTANT PONDVIEW		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	1,067,500	954,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,067,500**	**954,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/05/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	4	1.00	TOWN HSE MID [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	99	1.00	N/A [100%]

MEASURE		
LIST		
REVIEW	4/19/2022	MR

YEAR BLT	2010	SIZE ADJ	1.000
NET AREA	1,415	DETAIL ADJ	2.439
$NLA(RCN)	$754	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$14,050

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	6	OYSTER POND	2.10
UNIT MODEL	99	N/A	1.00
VIEW/LOC	4	GOOD WV	1.15
HVAC	16	ELECT BB W/AC	1.01
FUEL SOURCE	3	ELECTRIC	1.00
FLOOR LEVEL	99	N/A	1.00
NEIGHBORHOOD	5	WEST	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	744	2010	758.62	564,412
+	USF	L	UP-STRY FIN	671	2010	720.75	483,626
	PTA	N	PATIO	116		5.70	661
	F21	O	FPL 2S 1OP	1		4,742.00	4,742

TOTAL RCN	1,067,491

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	G

EFF.YR/AGE	2020 / 2	
COND	0	0 %
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD	$1,067,500	