

Key: 654

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 742

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
WINTER PROPERTY COMPANY CO MARLAP MGMT LLC 1450 BRICKELL AVE SUITE 1570 MIAMI, FL 33131		11E-30X-X25		1241 MAIN ST		
TRANSFER HISTORY		DOS	T	SALE PRICE		BK-PG (Cert)
WINTER PROPERTY COMPANY		08/19/2008	A	100 23110-236		
WINTER PROPERTY COMPANY		08/19/2008	A	99 23110-236		
OYSTER POND AT CHATHAM CO		08/15/1983	99	3833-56		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-111	02/28/2013	3	Renovations	220,000	07/05/2017	NF	100	100
12-538	11/15/2012	9	Foundation	9,000	07/08/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

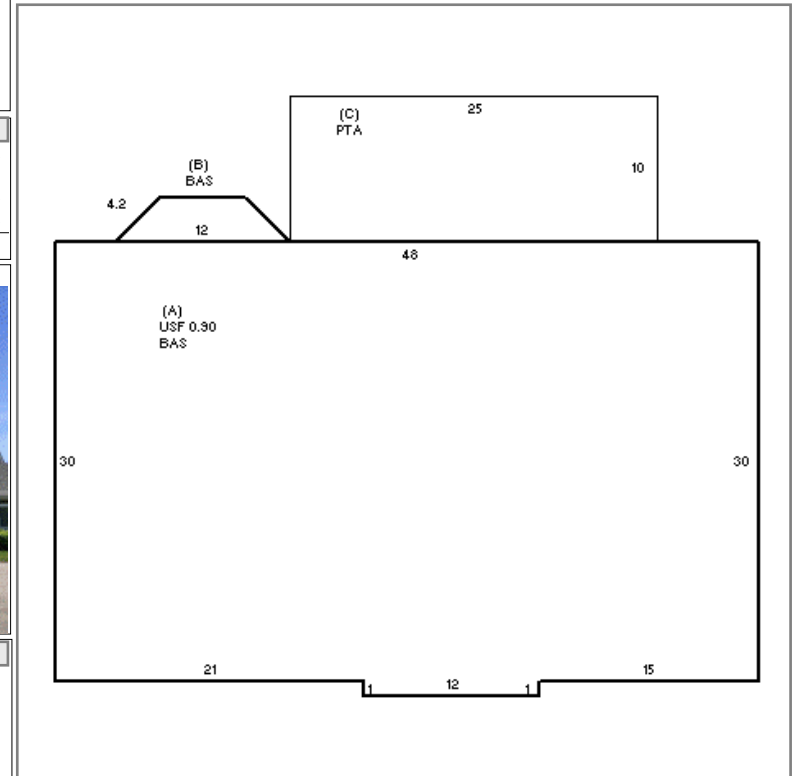
TOTAL	SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	DISTANT PONDVIEW			LAND	0	0
Inf1						BUILDING	1,733,200	1,551,000
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	1,733,200	1,551,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2019	APK
MODEL	10		CONDO	LIST		
STYLE	3	1.00	TOWN HSE END [100%]	REVIEW	9/25/2019	APK
QUALITY	G	1.20	GOOD [100%]			
FRAME	99	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	6	OYSTER POND	2.10	+	BAS	L	BAS AREA	1,479	1984	643.50	951,740
UNIT MODEL	99	N/A	1.00	A	USF	L	UP-STRY FIN	1,307	1984	611.38	799,079
VIEW/LOC	4	GOOD WV	1.15	C	PTA	N	PATIO	250		5.70	1,425
HVAC	9	WARM/COOL AIR	1.03		BMU	N	BSMT UNFINISHED	500		23.00	11,500
FUEL SOURCE	2	GAS	1.00		PTA	N	PATIO	192		5.70	1,094
FLOOR LEVEL	99	N/A	1.00		F21	O	FPL 2S 1OP	1		4,742.00	4,742
NEIGHBORHOOD	5	WEST	1.00								



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,786	DETAIL ADJ	2.487
\$NLA(RCN)	\$648	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	9	1.00	
BEDROOMS	4	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	15	\$35,808	

TOTAL RCN	1,805,388
CONDITION ELEM CD	
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	G
EFF.YR/AGE	2008 / 14
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,733,200