Key: 6656

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,128

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCHORD TRUST **MCCHORD CATHERINE G TRUSTEE** **106 ELM PL** **NEW CANAAN, CT 06840-5406**	**8B-25B-S29**	**22 HOWES LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCHORD TRUST	12/29/1997	A	1	11138-47
MCCHORD CATHERINE	05/15/1991	QS	239,250	7531-237

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

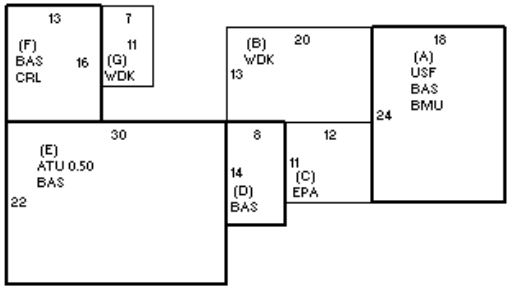
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-289	04/08/2022	3	Renovations	100,000	04/06/2023	NF	100	100
22-278	04/04/2022	13	SH.MTL/FHAIR	10,500			100	100
22-260	03/18/2022	99	n/a	10,000			100	100
21-620	07/15/2021	3	Renovations	4,800	04/22/2022	NF	100	100
18-439	06/05/2018	10	Reroof	11,100	02/25/2019	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,216	WC 1.00	100 1.00	100 1.00	1,649,250	2.90	100 1.00	VW7 4.50			1,232,860

TOTAL	11,216 SF	ZONING R20	FRNT 100
Nbhd	WEST CHATHAM	NOTE	SI Ocn Wv
Infl1	100		
Infl2	100		

ASSESSED	CURRENT	PREVIOUS
LAND	1,232,900	1,027,300
BUILDING	739,300	633,400
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**1,973,500**	**1,661,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80		1990	120	13.29	1,300

PHOTO 04/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	4/20/2023	EMZ

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,844	DETAIL ADJ	1.000
$NLA(RCN)	$472	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$11,160
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	432		126.76	54,760
A	BAS	L	BAS AREA	432	2001	384.65	166,171
A	USF	L	UP-STRY FIN	432	2001	326.39	141,002
+	WDK	N	WOOD DECK	337		90.52	30,506
C	EPA	N	ENCL PORCH	132		207.23	27,354
+	BAS	L	BAS AREA	980	1962	384.66	376,963
E	ATU	N	UNFIN ATTIC	330		121.68	40,153
F	CRL	N	CRAWL SPACE	208		37.70	7,842
	F11	O	FPL 1S 1OP	1		11,589.40	11,589
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	869,789
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 15		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$739,300