Key: 6701

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,176

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUBAS FRANCIS J JR & MARIGRACE C 485 CHEESE SPRING RD NEW CANAAN, CT 06840-2825	8B-66-S24	69 BUCKS CREEK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUBAS FRANCIS J JR & MARI	10/02/1997	99	207,500	(146038)

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	%
14-555	09/25/2014	5	Demolitions	5,000	04/15/2015	MW	100	100
14-556	09/25/2014	1	New Construc	550,000	05/31/2016	WFF	100	100
	04/01/2004	50	Meas & List			RRC	100	100
03-594	11/20/2003	99	n/a	1,420			100	100
P2003594	10/28/2003	99	n/a	2,880			100	100

LAND

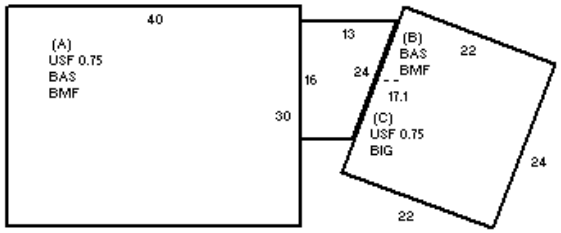
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,580	WC 1.00	100 1.00	100 1.00	916,250	2.19	100 1.00	R08 2.50			718,810

TOTAL	15,580 SF	ZONING	R20	FRNT	75

Nbhd	WEST CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	718,800	599,000
BUILDING	891,800	821,100
DETACHED	17,200	16,400
OTHER	0	0
TOTAL	**1,627,800**	**1,436,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A 1.00	10 0.90	Triang 28x28	1999	392	48.85	17,200

PHOTO 05/31/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/31/2016	WFF
LIST	5/31/2016	EST
REVIEW	6/14/2016	TD

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	2,656	DETAIL ADJ	1.030
$NLA(RCN)	$365	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
FULL BATHS	5	1.00
1/2 BATHS	1	1.00
FIXTURES	19	$18,787
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	1,360		130.32	177,235
+	BAS	L	BAS AREA	1,360	2014	289.28	393,414
+	USF	L	UP-STRY FIN	1,296	2014	245.46	318,115
C	BIG	N	BUILT-IN GARAGE	528		93.44	49,336
	F21	O	FPL 2S 1OP	1		12,451.20	12,451

TOTAL RCN	969,338

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

EFF.YR/AGE	2014 / 8	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$891,800