

Key: 6804

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.281

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MURPHY JAMES H & KARIN L<br>74 VIOLET HILL RD<br>RHINEBACK, NY 12572 |  |  |  | 8D-34-R30  |    |            |              | 49 MONOMOIT LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| MURPHY JAMES H & KARIN L   |  |  |  | 11/07/2014 | QS | 380,000    | 28497-23     |                |  |  |  |
| BERZINIS STEPHEN M JR  |  |  |  | 02/25/2013 | H  | 1          | 27159-75     |                |  |  |  |
| BERZINIS STEPHEN M & IREN  |  |  |  | 07/12/2004 | A  | 1          | 18814-299    |                |  |  |  |

| 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    | %   |
| 23-263 | 03/22/2023 | 97            | WEATHERIZATI | 3,100  |            |     | 100    | 100 |
| 23-248 | 03/14/2023 | 3             | Renovations  | 7,300  |            |     | 0      | 0   |
|        | 01/17/2019 | 2             | Additions    |        | 01/17/2019 | APK | 100    | 100 |
| 16-113 | 03/07/2016 | 99            | n/a          |        | 04/25/2017 | NF  | 100    | 100 |
| 14-621 | 10/20/2014 | 3             | Renovations  | 750    | 04/13/2015 | MW  | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 10,000   | SC   | 1.00 | 1.00 | 586,400  | 3.20 | 1.00 | 1.00 | R05 | 1.60       | 431,240   |

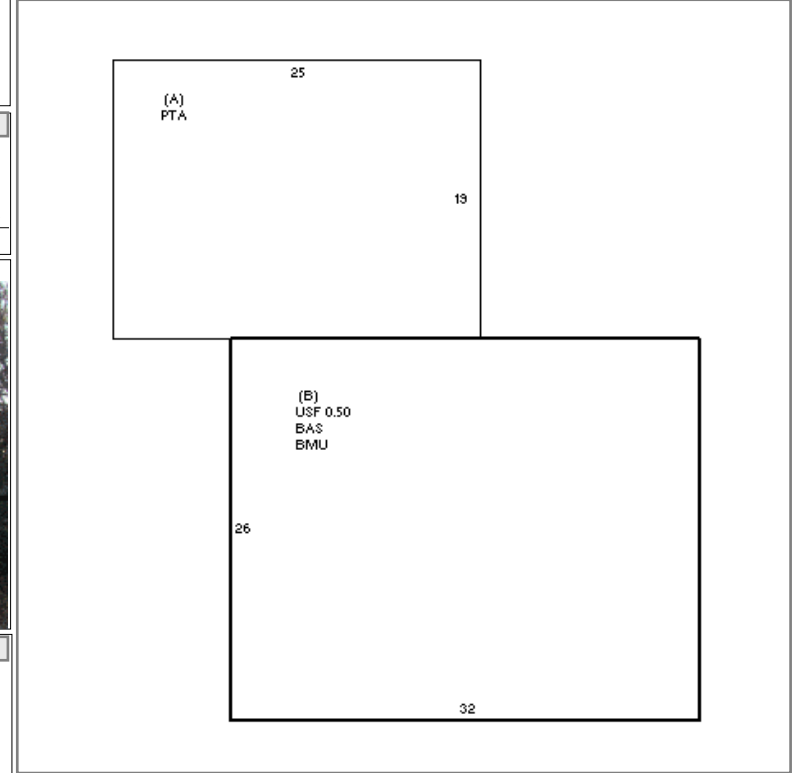
| TOTAL        | 10,000 SF     | ZONING | R20            | FRNT           | 100     | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd         | SOUTH CHATHAM | NOTE   |                |                |         | LAND     | 431,200 | 359,400  |
| Inf1         | 100           |        | BUILDING       | 359,000        | 326,700 |          |         |          |
| Inf2         | 100           |        | DETACHED       | 16,000         | 15,200  |          |         |          |
|              |               |        | OTHER          | 0              | 0       |          |         |          |
| <b>TOTAL</b> |               |        | <b>806,200</b> | <b>701,300</b> |         |          |         |          |

| TY  | QUAL | COND         | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------------|----------|------|-------|-----------|--------|
| DGF | G    | 1.20 20 0.80 | 15X22    | 1988 | 330   | 60.59     | 16,000 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/13/2021 | TCK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 12/13/2021 | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 1/14/2022  | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1973  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 417,462 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 1,248 | DETAIL ADJ | 1.030 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | A | PTA | N | PATIO/STOOP     | 475   |      | 17.90     | 8,503   | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$335 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | B | BMU | N | BSMT UNFINISHED | 832   |      | 75.72     | 63,003  | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | B | BAS | L | BAS AREA        | 832   | 1973 | 278.47    | 231,686 | INTERIOR       | V       |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | B | USF | L | UP-STRY FIN     | 416   | 1973 | 236.29    | 98,297  | KITCHEN        | V       |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 10,376.00 | 10,376  | BATHS          | V       |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,477.00  | 1,477   | BATHS          | V       |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 |   |     |   |                 |       |      |           |         | HEAT           | A       |
|            |       |            |       | FUEL SOURCE  | 1  | OIL           | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | U       |



| CAPACITY   | UNITS | ADJ     |
|------------|-------|---------|
| STORIES    | 1.5   | 1.00    |
| ROOMS      | 5     | 1.00    |
| BEDROOMS   | 3     | 1.00    |
| FULL BATHS | 1     | 1.00    |
| 1/2 BATHS  | 1     | 1.00    |
| FIXTURES   | 5     | \$4,120 |
| UNITS      | 1     | 1.00    |

| EFF.YR/AGE | 2008 / 14  |
|------------|------------|
| COND       | 14 14 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 14 % GD 86 |
| RCNLD      | \$359,000  |