

Key: 6966

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.445

LEGALS

| CURRENT OWNER   |   |          |      | PARCEL ID  |      |            |              | LOCATION         |     |      |            |           |
|---|---|----------|------|------------|------|------------|--------------|------------------|-----|------|------------|-----------|
| RANDALL TIMOTHY M & SAMENUK AMY A<br>995 HOPMEADOW ST<br>SIMSBURY, CT 06070 |   |          |      | 8F-47-D10  |      |            |              | 12 KATIE FORD RD |     |      |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                  |     |      |            |           |
| RANDALL TIMOTHY M & SAMEN   |   |          |      | 01/20/2021 | QS   | 720,000    | 33704-16     |                  |     |      |            |           |
| MARGARET E FIERY 2012 REV   |   |          |      | 12/27/2012 | A    | 1          | 26984-55     |                  |     |      |            |           |
| FIERY RICHARD D & MARGARE   |   |          |      | 11/20/2009 | QS   | 485,000    | 24183-50     |                  |     |      |            |           |
| CD  | T | AC/SF/UN | Nbhd | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3             | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 20,280   | MC   | 1.00       | 100  | 1.00       | 100          | 1.00             | R02 | 1.00 |            | 299,450   |

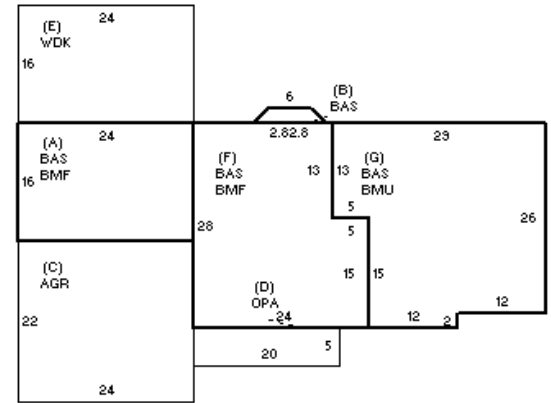
LAND

| TOTAL        | 20,280 SF   | ZONING | R20      | FRNT    | 313     | ASSESSED       | CURRENT        | PREVIOUS |
|--------------|-------------|--------|----------|---------|---------|----------------|----------------|----------|
| Nbhd         | MID CHATHAM | NOTE   |          |         |         | LAND           | 299,500        | 249,500  |
| Inf1         | 100         |        | BUILDING | 507,000 | 449,800 |                |                |          |
| Inf2         | 100         |        | DETACHED | 1,100   | 1,000   |                |                |          |
|              |             |        |          |         | OTHER   | 0              | 0              |          |
| <b>TOTAL</b> |             |        |          |         |         | <b>807,600</b> | <b>700,300</b> |          |

| 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 %   |
| 00-529  | 03/31/2021 | 98            | SALES QUESTI |         |            |     | 100 100 |
| 2000349 | 06/17/2016 | 8             | Cyc. Reinsp. |         | 06/17/2016 | APK | 100 100 |
|         | 02/12/2009 | 50            | Meas & List  |         |            | RRC | 100 100 |
|         | 12/01/2000 | 2             | Additions    | 125,000 |            |     | 100 100 |
|         | 11/08/2000 | 99            | n/a          |         |            |     | 100 100 |

DETACHED

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|--------------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 20 0.80 8X19 |    | 96    | 14.26     | 1,100 | 11/19/2012 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/17/2016 | APK | BLDG COMMENTS                   |
|----------|----|------|-------------------|---------|-----------|-----|---------------------------------|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |     | BORDERLINE + CATHEDRAL CEILINGS |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 5/16/2022 | MR  |                                 |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |                                 |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |                                 |

G

| YEAR BLT   | 2000  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 625,896 |            |            |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,720 | DETAIL ADJ | 0.875 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | +   | BMF | N               | BSMT FINISH-SEP | 991   |          | 108.60    | 107,623 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$364 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | +   | BAS | L               | BAS AREA        | 1,720 | 2000     | 220.23    | 378,802 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | C   | AGR | N               | ATTACHED GARAGE | 528   |          | 77.87     | 41,113  | INTERIOR       | G       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | D   | OPA | N               | OPEN PORCH      | 100   |          | 76.10     | 7,610   | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 | E   | WDK | N               | WOOD DECK       | 384   |          | 58.40     | 22,426  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | G   | BMU | N               | BSMT UNFINISHED | 713   |          | 79.13     | 56,423  | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 | GFP | O   | GAS LOG/FP/E FP | 1               |       | 6,222.00 | 6,222     | ELECT   | A              |         |            |            |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 | ODS | O   | OUT DOOR SHWR-A | 1               |       | 1,477.00 | 1,477     |         |                |         |            |            |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | EFF.YR/AGE | 2003 / 19  |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | COND       | 19 19%     |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | DEPR       | 19 % GD 81 |
|            |       |            |       |              |    |               |      |     |     |                 |                 |       |          |           |         |                |         | RCNLD      | \$507,000  |