

Key: 7242

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.727

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PENZ FAMILY REALTY TRUST PENZ SANDRA N & ANDREW P TRSTES 2203 EASTWOOD DR RICHARDSON, TX 75080				9A-3-H59				93 PINE GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PENZ FAMILY REALTY TRUST				06/14/1996	H		(141020)				

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	%
07-407	02/14/2008	50	Meas & List	131,000	02/14/2008	RRC	100	100
05-374	09/07/2007	2	Additions	8,000	02/14/2008		100	100
	08/23/2005	99	n/a				100	100

LAND


CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	WC	1.00	1.00	1,172,800	2.74	100	1.00	VW5	3.20	885,290

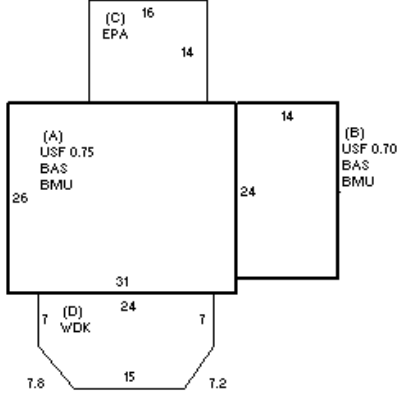
TOTAL	12,000 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Rights to use 20' way to Hardings Beach -Path behind house SEE C25020 SEE DOCS	LAND	885,300	737,700			
Inf1	100		BUILDING	475,100	432,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,360,400	1,170,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/11/2022





BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/22/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	742,331			
NET AREA	1,982	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,142		84.36	96,334	CONDITION ELEM	CD			
\$NLA(RCN)	\$375	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,142	1960	302.99	346,015	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	840	1960	257.10	215,963	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	224		160.44	35,939	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	285		70.08	19,973	BATHS	A			
				INT. FINISH	25	DRYWLI/OTHER	1.00		F22	O	FPL 2S 2OP	1		17,436.00	17,436	HEAT	A			
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$475,100	