**Key: 7286** **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 7,777

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **OHALLORAN NOMINEE TRUST**<br>**OHALLORAN LORRAINE L & BRENDAN J TRSTES**<br>**2430 VANDERBILT BEACH RD STE 108-601**<br>**NAPLES, FL 34109-2654** | **9B-39-D1** | **1 SUMMERHILL LN** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| OHALLORAN NOMINEE TRUST | 08/05/2019 | A | 1 | 32204-107 |
| OHALLORAN LORRAINE L | 01/26/2018 | P | 1,100,000 | 31048-309 |
| BAINBRIDGE ROBERT H | 05/18/2015 | R | 1 | 28874-96 |

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

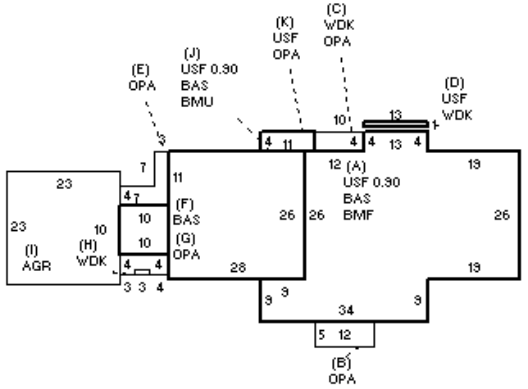
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 19-268 | 04/22/2019 | 6 | Pools etc | 141,625 | 01/27/2020 | NF | 100 | 100 |
| 18-755 | 09/20/2018 | 3 | Renovations | 5,000 | 01/27/2020 | NF | 100 | 100 |
| 18-562 | 07/16/2018 | 1 | New Construc | 1,368,496 | 01/27/2020 | NF | 100 | 100 |
| 18-431 | 06/05/2018 | 9 | Foundation | 30,000 | 02/06/2019 | TCK | 100 | 100 |
| | 04/24/2018 | 98 | SALES QUESTI | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 32,268 | WC 1.00 | 100 1.00 | 100 1.00 | 1,282,750 | 1.19 | 100 1.00 | VW6 3.50 | | | 1,132,480 |

| | |
|---|---|
| TOTAL | 32,268 SF |
| ZONING | R20 |
| FRNT | 0 |
| Nbhd | WEST CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |
| NOTE | Wv View Esmt over lot 2a PL673/45 |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,132,500 | 943,700 |
| BUILDING | 3,470,400 | 2,895,700 |
| DETACHED | 37,200 | 35,400 |
| OTHER | 0 | 0 |
| TOTAL | **4,640,100** | **3,874,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPC | E 1.80 | 10 0.90 | 26X12 | 2019 | 312 | 94.68 | 26,600 |
| HTB | E 1.80 | 10 0.90 | ATT TO IPC | 2019 | 1 | 11,816.82 | 10,600 |

PHOTO 01/27/2020

BLDG COMMENTS

BMF=FR/GYM/BATH, MEDIA RM

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 19 | 1.30 | NEW STYLE [100%] |
| QUALITY | V | 2.35 | VERY GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/6/2019 | TCK |
| LIST | 2/6/2019 | TCK |
| REVIEW | 2/21/2020 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 2018 | SIZE ADJ | 1.000 |
| NET AREA | 4,394 | DETAIL ADJ | 1.352 |
| $NLA(RCN) | $823 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.9 | 1.00 |
| ROOMS | 10 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| FULL BATHS | 5 | 1.00 |
| 1/2 BATHS | 2 | 1.00 |
| FIXTURES | 21 | $53,378 |
| 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 | 2 | WOOD SHIN | 1.01 |
| 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 |
|---|---|---|---|---|---|---|---|
| A | BMF | N | BSMT FINISH-SEP | 1,502 | | 255.21 | 383,325 |
| + | USF | L | UP-STRY FIN | 2,064 | 2018 | 596.29 | 1,230,744 |
| + | OPA | N | OPEN PORCH | 242 | | 178.83 | 43,278 |
| + | WDK | N | WOOD DECK | 56 | | 137.22 | 7,685 |
| + | BAS | L | BAS AREA | 2,330 | 2018 | 702.73 | 1,637,363 |
| I | AGR | N | ATTACHED GARAGE | 529 | | 182.98 | 96,799 |
| J | BMU | N | BSMT UNFINISHED | 728 | | 184.82 | 134,552 |
| | F21 | O | FPL 2S 1OP | 1 | | 24,383.60 | 24,384 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 3,471.00 | 3,471 |

| TOTAL RCN | 3,614,977 |
|---|---|

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

| | |
|---|---|
| EFF.YR/AGE | 2018 / 4 |
| COND | 4 4 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 4 % GD 96 |
| RCNLD | $3,470,400 |