

Key: 769

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 855

LEGAL

LAND

DETACHED

BUILDING

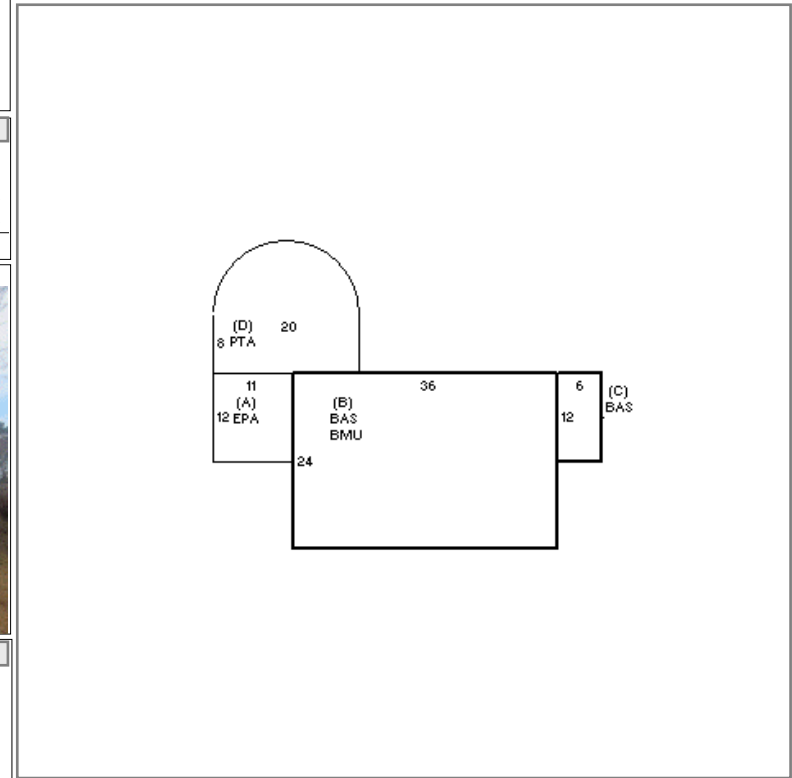
CURRENT OWNER				PARCEL ID				LOCATION			
BONACCI JOHN & GODELIEVE 157 WINNEPOGE DR FAIRFIELD, CT 06825				11G-3-G39A				255 OLD QUEEN ANNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BONACCI JOHN & GODELIEVE				09/18/2017	QS	375,000	30770-269				
MCGRATH MICHAEL R				07/08/2002	QS	205,000	15343-2				
MORRISON				08/15/1994	H	95,500	9323-159				

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 %
17-282	06/27/2017	3	Renovations		06/27/2017	APK	100 100
15-335	04/26/2017	10	Reroof		07/12/2018	NF	100 100
13-044	06/17/2015	3	Renovations	4,500			100 100
	01/28/2013	1	New Construc	700	04/10/2014	SF	100 100
	04/03/2007	50	Meas & List			RRC	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,010	MC	1.00	1.00	366,500	3.20	1.00	1.00	MR2	1.00	269,560

TOTAL	10,010 SF	ZONING	R20	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE Access to Recreation Area PL 105/75				LAND	269,600	190,900
Inf1	100		BUILDING	292,600	269,200			
Inf2	100		DETACHED	900	900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>563,100</b>	<b>461,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8	2013	64	16.25	900



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/13/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/7/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	0.850
\$NLA(RCN)	\$355	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	EPA	N	ENCL PORCH	132		133.70	17,648
EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	864		75.03	64,825
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	936	1966	249.31	233,356
ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO/STOOP	317		17.90	5,674
FLOOR COVER	1	HARDWOOD	1.00	F11	O	O	FPL 1S 1OP	1		7,477.00	7,477
INT. FINISH	2	DRYWALL	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	332,497
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$292,600