Key: 777

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 863

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENTILE RICHARD P & JOAN M 1871 MAIN ST E HARTFORD, CT 06108	11G-37-G25	323 OLD QUEEN ANNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENTILE RICHARD P & JOAN	12/28/2012	QS	450,000	26995-21
ROY EVA R	04/30/2010	A	1	24523-26
ROY JOHN A & EVA B	07/13/1959	N	1	1047-118

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

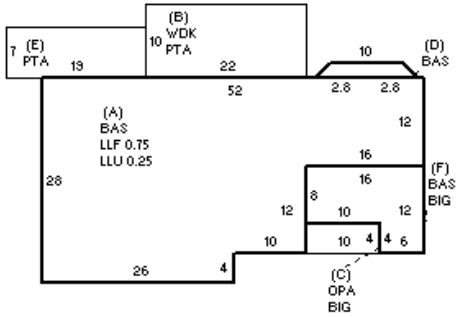
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-712	11/25/2015	11	Window Rplc	13,856	01/12/2022	NF	100	100
15-031	01/21/2015	11	Window Rplc	8,956	01/12/2022	NF	100	100
13-427	08/19/2013	11	Window Rplc	6,000	04/16/2014	MR	100	100
13-230	04/29/2013	3	Renovations	20,000	04/16/2014	MR	100	100
	04/03/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,200	MC 1.00	100 1.00	100 1.00	586,400	2.24	100 1.00	PF4 1.60			458,330

TOTAL	15,200 SF	ZONING	R20	FRNT	110
Nbhd	MID CHATHAM	NOTE	Pond Front.Access to Rec Area PL105/75.		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	458,300	381,900
BUILDING	342,900	316,600
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**802,400**	**699,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	A 1.00	20 0.80	8X4, 4X4		48	30.00	1,200

PHOTO 01/12/2022

BLDG COMMENTS

LLF=FR/BR/BATH/BAR PER PLANS (04/14)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/12/2022	NF
LIST	1/12/2022	EST
REVIEW	2/7/2022	EMZ

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,336	DETAIL ADJ	0.892
$NLA(RCN)	$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,282
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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	31	CARPET/HARDWD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	290		118.64	34,406
A	LLF	N	LOWER LEVEL FIN	870		154.96	134,815
+	PTA	N	PATIO/STOOP	353		17.90	6,319
B	WDK	N	WOOD DECK	220		58.40	12,848
+	BIG	N	BUILT-IN GARAGE	192		92.22	17,706
C	OPA	N	OPEN PORCH	40		76.10	3,044
+	BAS	L	BAS AREA	1,336	1962	210.57	281,315
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	MST	O	MASONRY STACK	1		2,068.00	2,068

TOTAL RCN	504,280

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$342,900