

Key: 7797

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.297

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
KING FAMILY REALTY TRUST				13F-64CB-X302				912 MAIN ST				
NOW MASASCHI DAVID & BABARA & COWLES				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
LOR				MASASCHI DAVID & BABARA &				03/03/2023	QS	320,000	35664-98	
8430 SW 90TH LN UNIT E				KING FAMILY REALTY TRUST				06/03/2015	A		1 28915-198	
OCALA, FL 34481				KING HELEN				07/01/2011	QS	495,000	25544-57	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	356,900	386,800			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	356,900	386,800			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/13/2012
								

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	10		CONDO	LIST	
STYLE	6	1.00	GARDEN MIDDLE [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	99	1.00	N/A [100%]	6/13/2012	MR

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,347	DETAIL ADJ	1.030	COMPLEX	15	PARK PLACE	1.00	BAS	L		BAS AREA	1,347	1999	271.64	365,904	
\$NLA(RCN)	\$276	OVERALL	1.000	UNIT MODEL	99	N/A	1.00	PTA	N		PATIO	60		5.70	342	
				VIEW/LOC	1	NONE	1.00	STG	N		STORAGE	58		9.71	563	
				HVAC	9	WARM/COOL AIR	1.03									
				FUEL SOURCE	2	GAS	1.00									
				FLOOR LEVEL	4	THIRD FLOOR	1.00									
				NEIGHBORHOOD	1	MID-CHATHAM	1.00									
CAPACITY			UNITS	ADJ												
ROOMS		0	1.00													
BEDROOMS		2	1.00													
FULL BATHS		2	1.00													
1/2 BATHS		0	1.00													
FIXTURES		6	\$4,944													

BUILDING

TOTAL RCN	371,753
CONDITION ELEM	CD
INTERIOR	
KITCHEN	
BATHS	
EXTERIOR	
EFF.YR/AGE	2010 / 12
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$356,900