

Key: 823

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 908

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NASTRI ROBERT JR & KATHLEEN L 4474 WHITNEY AVE HAMDEN, CT 06518				11G-79-H13				31 WINTERSET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NASTRI ROBERT JR & KATHLEEN				03/12/2010	QS	465,000	24417-242				
MACDUFF MARIA				12/22/2006	A	100	21640-147				
MACDUFF ISABEL A LT				11/22/1991	A		7767-155				

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	%
	04/02/2007	50	8 Cyc. Reinsp. Meas & List		11/18/2021	NF RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,100	MC	1.00	100	1.00	100	1.00	R03	1.00		273,560

TOTAL	11,100 SF	ZONING	R60	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	273,600	228,000
Inf1	100		BUILDING	571,500	520,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>845,100</b>	<b>748,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/18/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/15/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,410	DETAIL ADJ	1.050
\$NLA(RCN)	\$349	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		9	\$9,072
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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	140		70.08	9,811
B	OPA	N	OPEN PORCH	206		91.32	18,812
+	BAS	L	BAS AREA	1,438	1969	299.02	429,996
+	BMU	N	BSMT UNFINISHED	1,326		81.93	108,643
D	USF	L	UP-STRY FIN	972	1969	253.73	246,626
	BMG	O	BSMT GARAGE	1		3,324.00	3,324
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	840,509
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
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	\$571,500

