

Key: 8264

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.637

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
KELLER DONALD M & DOWNING KATHLEEN NOW KELLER-DOWNING FAM TRUST 165 JAMES AVE ATHERTON, CA 94027		12A-4E-C23		10 WINDY HILL WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KELLER-DOWNING FAM TRUST		06/16/2023	A	10 (233196)	
KELLER DONALD M & DOWNING		11/16/2005	QS	1,500,000 (178563)	
LACAILLADE LAURENCE L		06/10/1983	N	78,000 (92211)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
06-458	03/15/2007	50	Meas & List			RRC	100 100
	08/29/2006	1	New Construc	1,380,000	03/15/2007		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH 1.00	100	1.00	1,612,600	1.00	MDW 1.10	WV6 4.00			1,480,810
300	A	0.021	CH 1.00	100	1.00	84,480	1.00	MDW 1.10	WV6 4.00			1,770

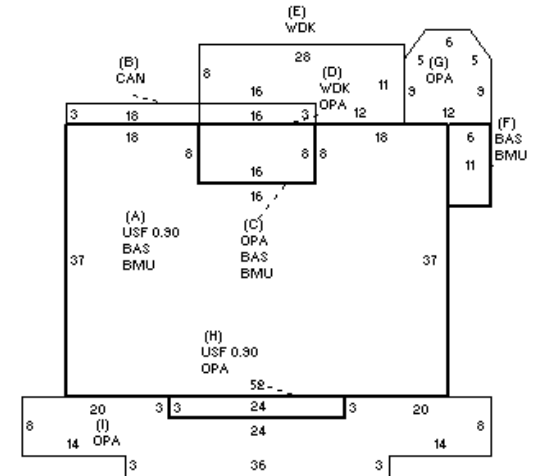
DETACHED

TOTAL	40,909 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Rights to boat, bathe, fish and rec	LAND	1,482,600	1,389,800			
Inf1	100		BUILDING	2,601,600	2,173,400			
Inf2	100		DETACHED	0	0			
			OTHER	486,000	418,400			
			TOTAL	4,570,200	3,981,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	2/12/2016	APK
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,060,697
NET AREA	3,671	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,990		150.64	299,771		
\$NLA(RCN)	\$834	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,990	2007	715.55	1,423,947		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,681	2007	607.17	1,020,652		
				ROOF COVER	2	WOOD SHIN	1.01	B	CAN	N	CANOPY	54		102.44	5,532		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	940		178.84	168,105		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	308		137.24	42,270		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F31	O		FPL 3ST 1OP	1		54,668.10	54,668		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2007 / 15		
COND	15	15%
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$2,601,600	

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

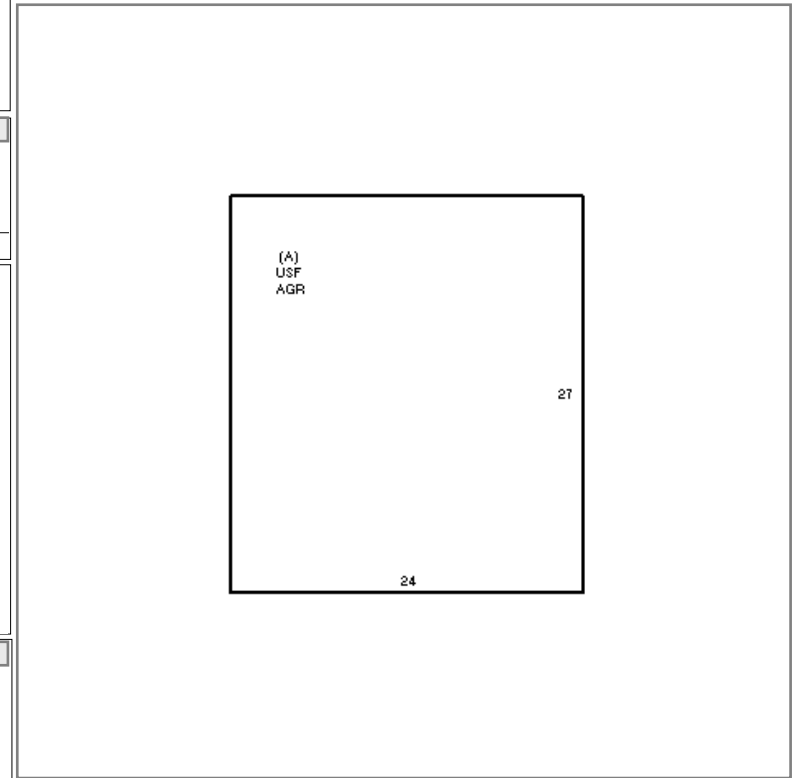
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	486,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	10/13/2020	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	17	0.95	GAR/APT [100%]				
QUALITY	V	2.35	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522,563
NET AREA	648	DETAIL ADJ	0.929	FOUNDATION	2	SLAB	0.95	A	AGR	N	ATTACHED GARAGE	648		179.30	116,189		
\$NLA(RCN)	\$806	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	648	2007	619.03	401,133		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		0	1.00	ROOF COVER	4	WOOD SHAKES	1.00										
ROOMS		2	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
FULL BATHS		1	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03										
1/2 BATHS		0	1.00	FUEL SOURCE	2	GAS	1.00										
FIXTURES		3	\$5,241														
UNITS		1	1.00														

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2015 / 7
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$486,000