

Key: 93

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 98

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS SCOTT F & HEATHER 48 CORNERSTONE DR S WINDSOR, CT 06074-2399				10C-45-D137				238 VINEYARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS SCOTT F & HEATHER				03/09/2018	QS	1,200,000	31128-172				
ANN MCFARLANE PROCTOR 201				07/21/2017	A		1 30643-248				
PROCTOR ROBERT W & ANN M				09/14/2007	QS	1,325,000	22337-76				

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	%
02-429	10/16/2007	50	Meas & List			RRC	100	100
	03/19/2003	50	Meas & List			RRC	100	100
P2002428	09/17/2002	99	n/a	190,000			100	100
P2002429	09/17/2002	99	n/a	3,300			100	100
	09/17/2002	99	n/a	104,640			100	100

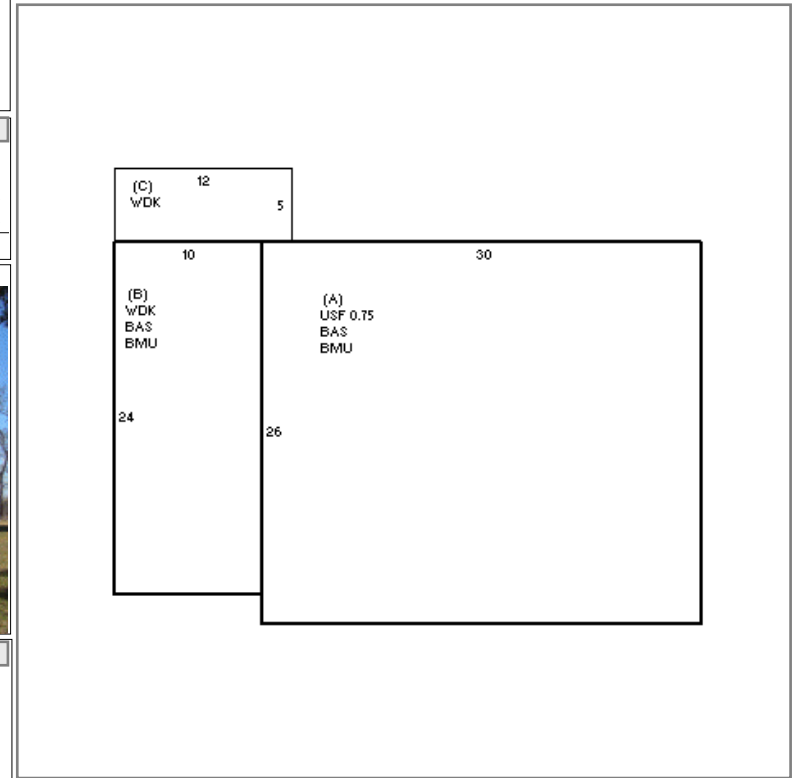
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,320	WC	1.00	1.00	1,172,800	2.51	1.00	1.00	VW5	3.20	898,860

TOTAL	13,320 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	898,900	749,000
Inf1	100		BUILDING	627,900	578,500			
Inf2	100		DETACHED	2,300	2,200			
			OTHER	0	0			
TOTAL			1,529,100	1,329,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 16X16		256	11.30	2,300



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	775,177
NET AREA	1,605	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,020		111.66	113,889		
\$NLA(RCN)	\$483	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,020	2003	407.47	415,619		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	585	2003	345.75	202,264		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	300		90.52	27,156		
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		4,292.75	8,586		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2003 / 19
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$627,900
-------	-----------