Key: 94

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 99

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEATHER M HIGGINS REVOCABLE TRUST HIGGINS HEATHER M TRUSTEE 48 CORNERSTONE DR S WINDSOR, CT 06074-2399	10C-46-D136	228 VINEYARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEATHER M HIGGINS REVOCAB	01/18/2011	A	9	25190-217
HIGGINS SCOTT & HEATHER M	01/17/2011	QS	775,000	25190-194
PETERSON FAMILY REV TRUST	02/09/2001	A	1	13547-305

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	%
18-034	01/12/2018	10	Reroof	10,500	02/25/2019	TCK	100	100
		61	Inspect/Revi		07/08/2013	SF	100	100
12-530	11/14/2012	3	Renovations	50,000	04/16/2014	MR	100	100
11-036	01/26/2011	5	Demolitions	800	04/10/2012	MR	100	100
	12/16/2007	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	15,850	WC 1.00	100 1.00	100 1.00	842,950	2.16	100 1.00	VW3 2.30			663,040

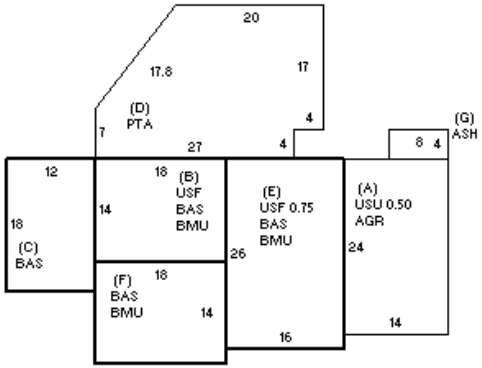
TOTAL	15,850 SF	ZONING	R20	FRNT	102
Nbhd	WEST CHATHAM	NOTE	Wv		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	663,000	552,500
BUILDING	536,600	494,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,199,600**	**1,046,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/8/2022	TCK
LIST	7/8/2013	SF
REVIEW	3/18/2022	EMZ

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,700	DETAIL ADJ	1.000
$NLA(RCN)	$385	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,760
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	336		99.08	33,289
A	USU	N	UPPER STORY UNF	168		151.42	25,439
+	BMU	N	BSMT UNFINISHED	920		88.61	81,526
+	BAS	L	BAS AREA	920	2000	297.19	273,418
+	USF	L	UP-STRY FIN	564	2000	252.18	142,228
C	BAS	L	BAS AREA	216	2012	297.19	64,194
D	PTA	N	PATIO/STOOP	558		21.48	11,986
G	ASH	N	ATT SHED	32		72.71	2,327
	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	654,389

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

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$536,600