Key: 1016

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.113

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KIDD WILLIAM J & CARLA G 51 CLAPBOARD RIDGE RD GREENWICH, CT 06830-3104	11L-4-3	3 SEAPINE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KIDD WILLIAM J & CARLA G	11/08/1996	N	1,400,000	(142632)

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	%
21-030	01/12/2021	12	INSULATION	2,655			100	100
	03/01/2004	50	Meas & List			RRC	100	100
P2003002	04/11/2003	99	n/a				100	100
1996239	10/11/1996	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	2,620,475	1.00	MDW	1.10	CFC	6.50			2,406,310
300	A	1.321	NC	1.00	100	1.00	100	1.00	124,800	1.00	100	1.00	CFC	6.50			164,860

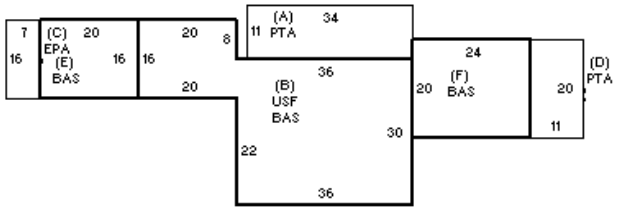
TOTAL	2.239 Acres	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	see shape CROWS POND FRONT		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,571,200	2,142,500
BUILDING	688,400	626,400
DETACHED	110,700	110,000
OTHER	140,300	133,300
TOTAL	**3,510,600**	**3,012,200**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A	1.00	20	0.80		1990	80	1,536.00	98,300
SHF	A	1.00	20	0.80		1981	200	11.73	1,900
SHF	A	1.00	20	0.80		1981	200	11.73	1,900
GHD	A	1.00	30	0.70		1981	425	28.79	8,600

PHOTO 01/09/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	1/9/2013	MR

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	3,600	DETAIL ADJ	0.959
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$8,286
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	26	SOFTWD/OTHER	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO/STOOP	594		21.48	12,760
+	BAS	L	BAS AREA	2,200	1940	259.47	570,828
B	USF	L	UP-STRY FIN	1,400	1940	220.17	308,233
C	EPA	N	ENCL PORCH	112		160.44	17,969
	F21	O	FPL 2S 1OP	2		12,451.20	24,902

TOTAL RCN	942,978
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1982 / 40		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$688,400		

Key: 1016

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1,114

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KIDD WILLIAM J & CARLA G 51 CLAPBOARD RIDGE RD GREENWICH, CT 06830-3104	11L-4-3	3 SEAPINE RD

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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

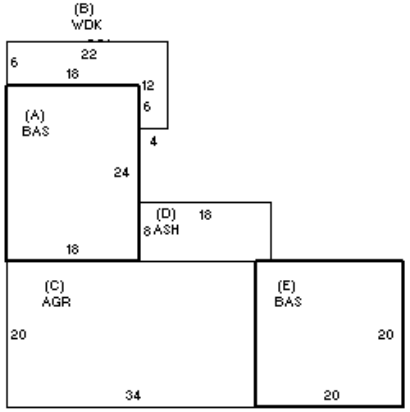
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	140,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/09/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	0.95	GAR/APT [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	1/9/2013	MR

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	832	DETAIL ADJ	0.911
$NLA(RCN)	$367	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	1	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,373
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	26	SOFTWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	832	1920	277.77	231,107
B	WDK	N	WOOD DECK	156		58.40	9,110
C	AGR	N	ATTACHED GARAGE	680		76.04	51,706
D	ASH	N	ATT SHED	144		60.60	8,726

TOTAL RCN	305,022

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1957 / 65	
COND	54	54 %
FUNC	0	
ECON	0	
DEPR	54	% GD 46
RCNLD		$140,300