

Key: 1028

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.128

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
1 MA CHICKADEE LLC 18 E 4TH ST STE 902 CINCINNATI, OH 45202				11M-6-P1				558 FOX HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
1 MA CHICKADEE LLC				05/03/2022	QS	10,100,000	35093-176				
CHAPIN BEACH REALTY LLC				09/06/2017	O	3,500,000	30749-102				
WOLIN ELIZABETH A & MARGA				12/23/2013	A	1	27901-209				

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	%
21-016	03/25/2021	75	SPECIAL PERM				100	100
18-329	04/30/2018	3	Renovations		02/04/2019	TCK	100	100
18-252	04/02/2018	6	Pools etc	45,000	02/04/2019	TCK	100	100
	10/23/2017	98	SALES QUESTI				100	100
17-576	09/01/2017	5	Demolitions	25,000	12/13/2017	APK	100	100

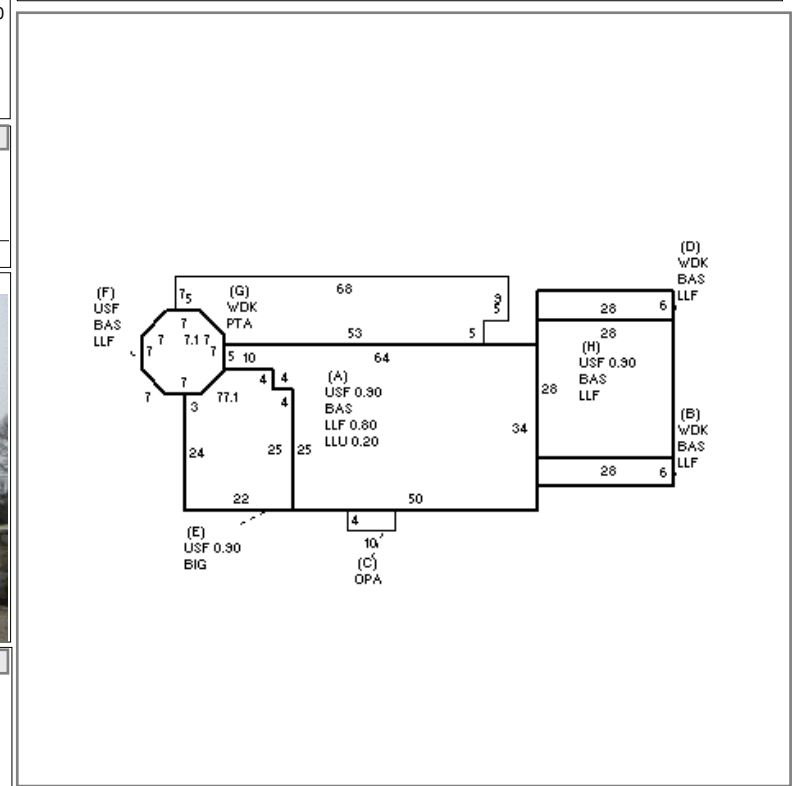
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	2,382,250	1.00	100	1.00	CFC	6.50	2,187,560
300	A	1.821	NC	1.00	100	124,800	1.00	100	1.00	CFC	6.50	227,260

TOTAL	2.739 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE CROWS PONDFRONT - GOLF FRONT	LAND	2,414,800	2,012,300			
Inf1	100		BUILDING	8,484,400	7,544,100			
Inf2	100		DETACHED	173,300	170,100			
			OTHER	0	0			
<b>TOTAL</b>				<b>11,072,500</b>	<b>9,726,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A	1.00	10 0.90	1988	380	344.53	117,800
IPC	V	1.50	10 0.90 38X18HEATED	2018	684	63.96	39,400
STR	G	1.20	10 0.90 70X4		280	36.00	9,100
PTD	V	1.50	10 0.90	2018	456	16.95	7,000



BLDG COMMENTS  
LLF=X,KITCHEN,GAMERM,SAUNA,1FBATH,CHANGING RM,den, WINE CELLAR, EXERCISE ROOM,LVRM



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2018	MR
MODEL	1		RESIDENTIAL	LIST	7/10/2018	MR
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	4/9/2020	MR
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	6,229	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	357		562.14	200,683	
\$NLA(RCN)	\$1,434	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	3,143	2017	997.69	3,135,745	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	3,086	2017	846.57	2,612,526
STORIES	2	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	LLF	N	LOWER LEVEL FIN	573		734.22	420,711		
ROOMS	12	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	1,206		204.40	246,505		
BEDROOMS	5	1.00	INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	40		266.35	10,654		
FULL BATHS	6	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	595		269.18	160,160		
1/2 BATHS	4	1.00	FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO/STOOP	870		62.65	54,506		
FIXTURES	30	\$113,568					+	LLF	N	LOWER LEVEL FIN	2,213		734.23	1,624,840		
UNITS	1	1.00						ELV	O	ELEVATOR	1		161,546.00	161,546		
								F32	O	FPL 3S 2OP	1		84,329.00	84,329		
								GFP	O	GAS LOG/FP/E FP	3		21,775.83	65,328		
								KIT	O	EXTRA KITCHEN	1		5,705.00	5,705		
								ODS	O	OUT DOOR SHWR-A	1		5,169.50	5,170		
								SNA	O	SAUNA	1		28,931.00	28,931		

TOTAL RCN	8,930,905
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$8,484,400