Key: 1407

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.534

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEBER REALTY TRUST **SHAW FRAN WEBER TRUSTEE** **PO BOX 1212** **WESTON, CT 06883-1212**	**12K-12-HC31**	**25 WOODLAND WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEBER REALTY TRUST	03/25/1992	A		(126062)

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	%
21-1057	01/24/2022	3	Renovations	160,000	02/27/2023	NF	100	100
	04/06/2007	50	Meas & List			RRC	100	100
1987104	06/17/1987	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	2,748,750	1.00	100 1.00	CF2 7.50			2,524,100
300	A	0.121	NC 1.00	100 1.00	100 1.00	144,000	1.00	100 1.00	CF2 7.50			17,420

TOTAL	1.039 Acres	ZONING	R40	FRNT	0

Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100

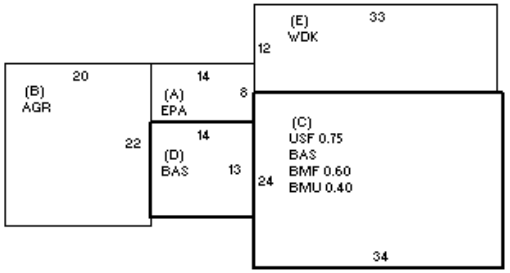
NOTE: Pd Frt-eros RYDERS COVEFRONT

ASSESSED	CURRENT	PREVIOUS
LAND	2,541,500	2,117,800
BUILDING	380,300	319,100
DETACHED	86,400	80,100
OTHER	0	0
TOTAL	**3,008,200**	**2,517,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A 1.00	40 0.60		1988	512	261.89	80,500
HTB	A 1.00	10 0.90		2022	1	6,564.90	5,900

PHOTO 02/27/2023



BLDG COMMENTS

BMF=FAM ROOM (PER PLANS 5/12/2023)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	3/17/2023	EMZ

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,610	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,800
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	12	HARDWD/SOFTWD	1.00
INT. FINISH	42	WALL BD/DRYWLI	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCL PORCH	112		133.70	14,974
B	AGR	N	ATTACHED GARAGE	440		79.52	34,988
C	BMU	N	BSMT UNFINISHED	326		90.48	29,496
C	BMF	N	BSMT FINISH-SEP	490		108.60	53,214
C	USF	L	UP-STRY FIN	612	1954	216.35	132,409
+	BAS	L	BAS AREA	998	1954	254.97	254,464
E	WDK	N	WOOD DECK	396		58.40	23,126
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN 559,324

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

EFF.YR/AGE 1971 / 51

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $380,300