

Key: 1416

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.543


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ROBERT D WACHOB REALTY TRUST & MARY ELLEN WACHOB REALTY TRUST 80 SHERWOOD DR GLASTONBURY, CT 06033-3724				12K-20-HC39				123 WOODLAND WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROBERT D WACHOB REALTY TR				05/03/2017	A	1	(212774)					
WACHOB ROBERT D & MARY EL				07/29/2016	QS	3,495,000	(210277)					
EASTWARD COMPANIES BUSINE				06/15/2015	O	1,500,000	(206527)					
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	2,748,750	1.00	100	1.00	CF2	7.50	2,524,100
300	A	0.021	NC	1.00	100	144,000	1.00	100	1.00	CF2	7.50	3,020

LAND

TOTAL	40,909 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Pd Frt RYDERS COVE FRONT. Deeded Rts LCP20275-D Lot21- 10' path to water.			LAND	2,527,100	2,105,800
Inf1	100		BUILDING	2,776,000	2,391,100			
Inf2	100		OTHER	0	0			
						TOTAL	5,303,100	4,496,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/14/2016
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2016	WFF
MODEL	1		RESIDENTIAL	LIST	9/21/2016	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	7/5/2016	TD
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,984,996		
NET AREA	4,687	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,826		152.27	278,052	CONDITION ELEM CD			
\$NLA(RCN)	\$637	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,114	2015	535.02	1,131,022	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,573	2015	453.98	1,168,084	INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	124		178.83	22,175	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	609		137.24	83,580	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO/STOOP	192		42.07	8,077	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03	H	LLF	N	LOWER LEVEL FIN	288		393.73	113,395	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	K	BIG	N	BUILT-IN GARAGE	624		179.91	112,267				
												GFP	O	GAS LOG/FP/E FP	2	14,620.55	29,241		
												EFF.YR/AGE 2015 / 7							
												COND 7.7%							
												FUNC 0							
												ECON 0							
												DEPR 7 % GD 93							
												RCNLD \$2,776,000							

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	%
15-840	10/07/2016	98	SALES QUESTI					0 0
15-691	12/18/2015	3	Renovations	35,000	06/14/2016	WFF	100	100
15-442	11/04/2015	2	Additions	10,000	06/14/2016	WFF	100	100
15-381	08/05/2015	1	New Construc	700,000	06/14/2016	WFF	100	100
	07/15/2015	5	Demolitions	8,000			100	100

