Key: 1425

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.552

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCORMICK SHAWN M & DANA L **15 NORWOOD RD** **W HARTFORD, CT 06117-2234**	**12K-30-HC81**	**44 WOODLAND WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCORMICK SHAWN M & DANA	05/26/2017	QS	740,000	(213028)
FANO CARL STUART	08/19/1992	A	1	(127557)
FANO ROBERT	09/01/1977	0	59,500	LCC7-1952

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	%
21-1103	12/02/2021	6	Pools etc	201,320	02/27/2023	NF	100	100
20-017	01/09/2020	10	Reroof	7,230	04/09/2021	NF	100	100
	06/21/2017	98	SALES QUESTI				0	0
	04/06/2007	50	Meas & List			RRC	100	100
94-384	11/01/1994	99	n/a	70,000			100	100

LAND

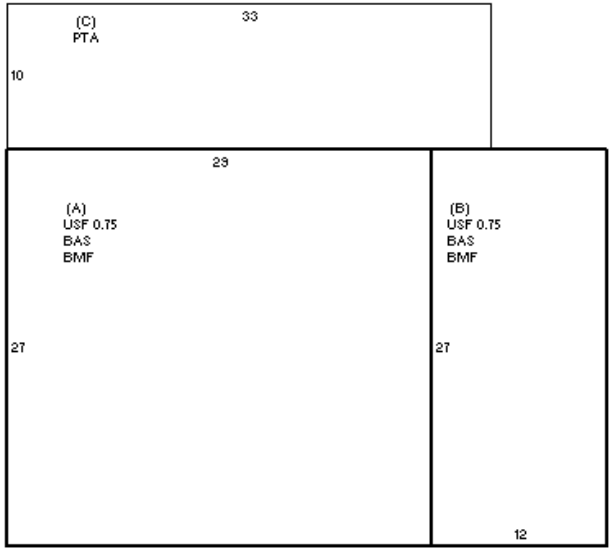
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,542	NC 1.00	100 1.00	100 1.00	733,000	2.08	100 1.00	R10 2.00			580,290

TOTAL	16,542 SF	ZONING	R40	FRNT	120

Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100

NOTE: Deeded Rts to Rec Area 8B 20275-k & to 10' walkway over lot 21 20275-D S3

ASSESSED	CURRENT	PREVIOUS
LAND	580,300	604,400
BUILDING	440,600	397,100
DETACHED	45,600	22,000
OTHER	0	0
TOTAL	**1,066,500**	**1,023,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90		1974	528	43.32	20,600
IPG	G 1.20	10 0.90	16X36	2021	576	48.27	25,000

PHOTO 02/27/2023

BLDG COMMENTS

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	2/27/2023	NF
LIST	2/27/2023	EST
REVIEW	3/17/2023	EMZ

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,937	DETAIL ADJ	1.050
$NLA(RCN)	$316	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	7	$5,880
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	1,107		108.60	120,220
A	BAS	L	BAS AREA	783	1957	258.45	202,370
A	USF	L	UP-STRY FIN	587	1957	219.31	128,733
B	BAS	L	BAS AREA	324	1994	258.45	83,739
B	USF	L	UP-STRY FIN	243	1994	219.31	53,292
C	PTA	N	PATIO/STOOP	330		17.90	5,907
	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	611,994

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

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$440,600