

Key: 1427

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.555

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
THE JOAN N GIONFRIDDO LIV TRUST AGMT GIONFRIDDO JOAN N TRUSTEE 61 STEELE FARM DR MANCHESTER, CT 06042				12K-32-HC79				250 SEAPINE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				THE JOAN N GIONFRIDDO LIV				05/14/2021	A	1 (226239)	
GIONFRIDDO JOAN				11/20/2020	QS	1,355,000 (224498)					
DALY WILLIAM F JR & SUSAN				12/30/2015	QS	997,000 (208409)					

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	%
21-183	03/12/2021	3	Renovations	101,237	04/20/2022	NF	100	100
18-093	12/14/2020	98	SALES QUESTI	200,000	01/30/2019	TCK	100	100
	02/01/2018	2	Additions				100	100
	03/06/2016	98	SALES QUESTI				100	100
	02/12/2016	3	Renovations				100	100

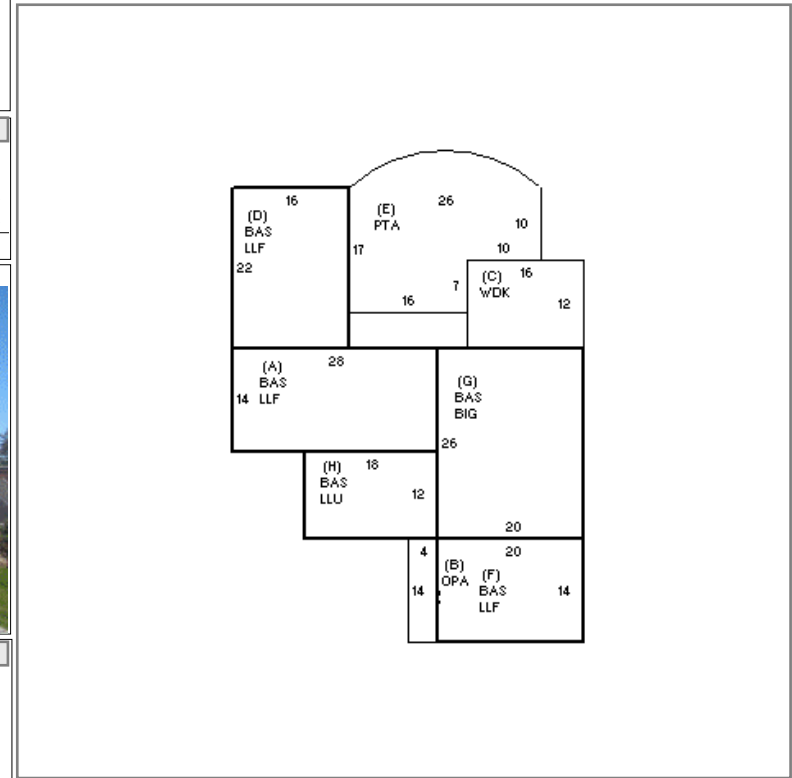
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,988	NC	1.00	1.00	733,000	2.04	1.00	R10	2.00		582,650

TOTAL	16,988 SF	ZONING	R40	FRNT	0	ASSESSED	582,700	CURRENT	972,400	PREVIOUS	606,900
Nbhd	NORTH CHATHAM	N O T E	Assoc Beach + Mooring. right to use lot 8 for boat, bathe, rec			LAND	582,700	BUILDING	972,400		885,500
Inf1	100		DETACHED	0	0						
Inf2	100		OTHER	0	0						
TOTAL						1,555,100	1,492,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=FAM RM/REC RM/HALF BATH (PER OWNER & PLANS)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	5/9/2022	MR
STYLE	1	0.85	RANCH [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,760	DETAIL ADJ	0.892
\$NLA(RCN)	\$553	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	14	\$15,485
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	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
+	LLF	N	LOWER LEVEL FIN	1,024		234.29	239,909
+	BAS	L	BAS AREA	1,408	1971	318.36	448,245
B	OPA	N	OPEN PORCH	56		117.97	6,606
C	WDK	N	WOOD DECK	192		90.52	17,380
D	BAS	L	BAS AREA	352	2018	318.36	112,062
E	PTA	N	PATIO/STOOP	461		27.75	12,791
G	BIG	N	BUILT-IN GARAGE	520		120.83	62,829
H	LLU	N	LOWER LEVEL UN	216		179.38	38,745
	F12	O	FPL 1S 2OP	1		16,082.80	16,083
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	972,424
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$972,400