

Key: 1445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.579


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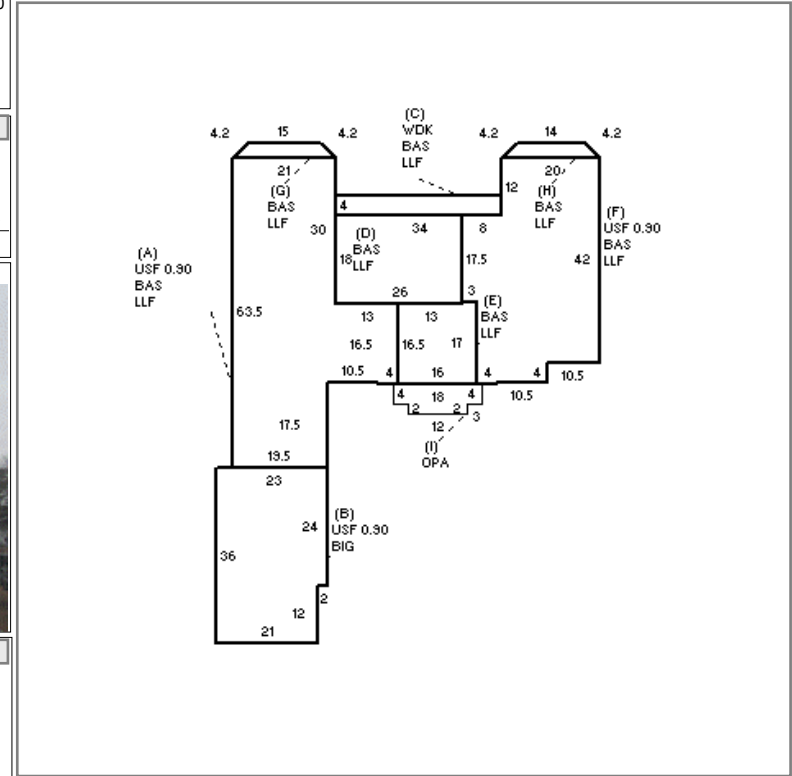
CURRENT OWNER				PARCEL ID				LOCATION				
AVALON PONT RESIDENCE TRUST SHERIDAN PAUL M TRUSTEE 190 S LASALLE ST STE 1700 CHICAGO, IL 60603-3496				12L-15C-L4				24 AVALON POINT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
AVALON PONT RESIDENCE TRU				12/06/2018	QS	3,650,000	()					
CHATHAM VALUE PARTNERS LL				12/04/2017	QS	3,200,000	()					
LAURA F KELLEY FAMILY TRU				06/24/2015	R	1	()					
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	0.003	NC	1.00	100	124,800	1.00	100	1.00	CFC	6.50	370

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	%
22-681	09/15/2022	6	Pools etc	50,000	03/13/2023	NF	50	50
22-640	08/08/2022	13	SH.MTL/FHAIR	90,000			100	100
21-648	08/19/2021	1	New Construc	4,288,200	03/13/2023	NF	56	75
21-582	07/20/2021	5	Demolitions	30,000	10/07/2021	APK	100	100
20-031	10/28/2020	75	SPECIAL PERM				100	100

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TOTAL	40,100 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	CROWS POND FRONT			LAND	2,187,900	1,823,200
Inf1	100		LAND BUILDING	3,497,300	499,100			
Inf2	100		DETACHED	121,600	106,000			
			OTHER	0	0			
			TOTAL	5,806,800	2,428,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/13/2023
STR	A	1.00	40 0.60	1988	584	30.00	10,500		
DCK	A	1.00	20 0.80	1988	1	120,036.00	96,000		
IPG	A	1.00	50 0.50	2022	800	37.69	15,100		



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BUILDING	CD	ADJ	DESC	MEASURE	4/20/2022	NF
MODEL	1		RESIDENTIAL	LIST	4/20/2022	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	3/22/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	LLF=REC RM/EX RM/GOLF SIM/WET BAR/1.5 BATHS/SAUNA INTERIOR ESTIMATED PER PLANS 4/20/22		

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	6,358,640				
NET AREA	6,677	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	3,595		491.21	1,765,901						
\$NLA(RCN)	\$952	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	3,595	2021	667.47	2,399,571						
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	3,082	2021	566.37	1,745,566						
				ROOF COVER	2	WOOD SHIN	1.01	B	BIG	N	BUILT-IN GARAGE	804		176.24	141,693						
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	136		137.23	18,664						
				INT. FINISH	2	DRYWALL	1.00	I	OPA	N	OPEN PORCH	96		178.84	17,169						
				HEATING/COOL	9	WARM/COOL AIR	1.03		ELV	O	ELEVATOR	1		108,466.60	108,467						
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	2		24,383.60	48,767						
													GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622		
													SNA	O	SAUNA	1		19,425.10	19,425		
				CONDITION ELEM																CD	
				EXTERIOR																A	
				INTERIOR																A	
				KITCHEN																A	
				BATHS																A	
				HEAT																A	
				ELECT																A	
				EFF.YR/AGE		2021 / 1															
				COND		1 1 %															
				FUNC		44 UC															
				ECON		0															
				DEPR		45 % GD 55															
				RCNLD		\$3,497,300															