

Key: 1994

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.160

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TITLE LUCILIA M 151 HAMILTON AVE WATERTOWN, CT 06795				13J-20-AR3				40 ROWLAND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TITLE LUCILIA M				03/28/1991	QS	165,000	7479-29				

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	%
99-149	04/18/2007 04/01/1999	50 99	Meas & List n/a	45,000		RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,435	NC	1.00	100	1.00	100	1.00	R05	1.30		389,760

TOTAL	20,435 SF	ZONING	R40	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE			LAND	389,800	324,800	
Inf1	100		BUILDING	306,100	282,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	695,900	607,200		

DETACHED

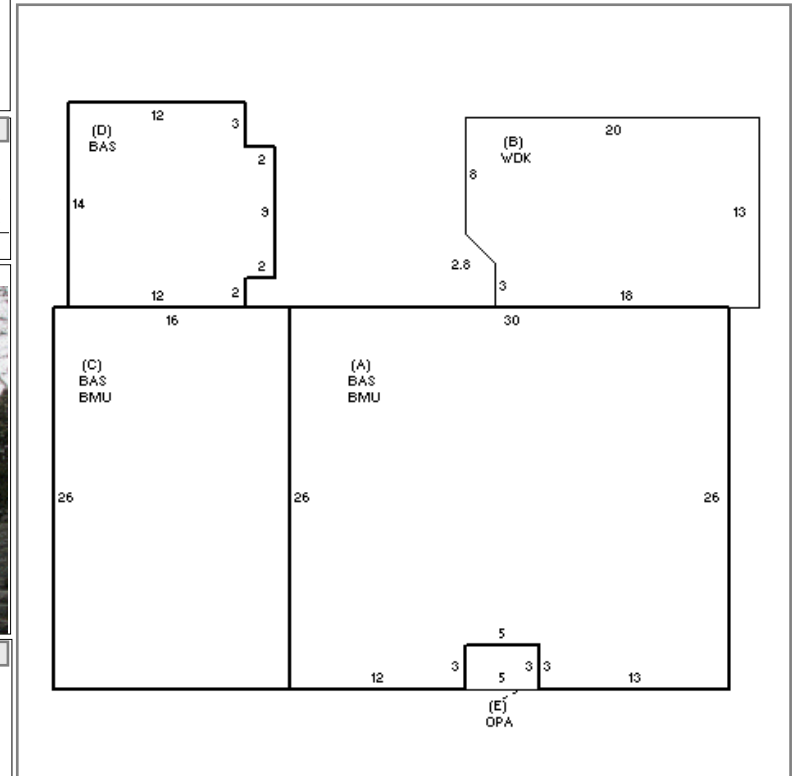
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	1/15/2013	MR
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,367	DETAIL ADJ	0.850
\$NLA(RCN)	\$307	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	1	1.00	
FIXTURES	5	\$3,400	
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,181		69.81	82,444
+	BAS	L	BAS AREA	1,181	1974	224.87	265,576
B	WDK	N	WOOD DECK	252		58.40	14,717
D	BAS	L	BAS AREA	186	1999	224.88	41,827
E	OPA	N	OPEN PORCH	15		76.13	1,142
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN	419,353
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$306,100