

Key: 2100

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.270

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|--------------|--|--------------|--|--|--|
| JEANNE S HENDERSON REV LIV TRUST HENDERSON JEANNE S TRUSTEE 300 LANNING RD HONEOYE FALLS, NY 14472 | | | | 13M-48-B9 | | | | 28 SEDGE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| JEANNE S HENDERSON REV LI | | | | 11/23/2021 | A | 10 34691-279 | | | | | |
| DEBORAH S WILLSEA REV TA | | | | 07/03/2017 | A | 1 30605-32 | | | | | |
| SCHALLER ROBERT A & | | | | 01/25/2017 | A | 1 30258-184 | | | | | |

| 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 | % |
| 18-784 | 09/27/2018 | 7 | No permit | | 02/26/2019 | TCK | 100 | 100 |
| 15-583 | 10/02/2015 | 12 | INSULATION | 5,000 | 02/26/2019 | TCK | 100 | 100 |
| 1988177 | 05/12/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 09/19/1988 | 99 | n/a | | | | 100 | 100 |

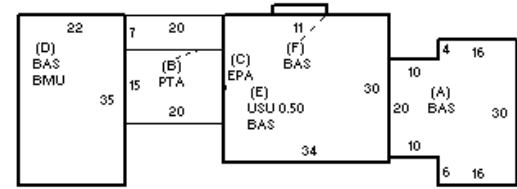
LAND

| 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 | 4,031,500 | 1.00 | 100 | 1.00 | OF6 | 11.00 | 3,702,020 |
| 300 | A | 0.005 | NC | 1.00 | 100 | 211,200 | 1.00 | 100 | 1.00 | OF6 | 11.00 | 1,060 |

| TOTAL | 40,210 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|------------------|---------------------|------------------|------------------|----------|-----------|-----------|
| Nbhd | NORTH CHATHAM | N O T E | Waterfront BAYFRONT | | | LAND | 3,703,100 | 3,085,700 |
| Inf1 | 100 | | BUILDING | 806,000 | 744,700 | | | |
| Inf2 | 100 | | DETACHED | 5,300 | 5,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 4,514,400 | 3,835,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| HTB | A | 1.00 | 20 0.80 | | 1 | 6,564.90 | 5,300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|-------------------|----------|
| MODEL | 1 | | RESIDENTIAL | LIST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW |
| QUALITY | G | 1.55 | GOOD [100%] | 6/4/2019 |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | TD |

BLDG COMMENTS

G

| YEAR BLT | 1964 | SIZE ADJ | 1.000 |
|------------|-------|------------|----------|
| NET AREA | 2,492 | DETAIL ADJ | 1.050 |
| \$NLA(RCN) | \$498 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 0 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| FULL BATHS | | 3 | 1.00 |
| 1/2 BATHS | | 0 | 1.00 |
| FIXTURES | | 9 | \$11,718 |
| 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BAS AREA | 2,492 | 1964 | 374.75 | 933,867 |
| B | PTA | N | PATIO/STOOP | 140 | | 27.75 | 3,884 |
| C | EPA | N | ENCL PORCH | 300 | | 207.24 | 62,171 |
| D | BMU | N | BSMT UNFINISHED | 770 | | 119.96 | 92,371 |
| E | USU | N | UPPER STORY UNF | 510 | | 190.94 | 97,379 |
| | BMG | O | BSMT GARAGE | 2 | | 4,292.75 | 8,586 |
| | F11 | O | FPL 1S 1OP | 1 | | 11,589.40 | 11,589 |
| | F21 | O | FPL 2S 1OP | 1 | | 16,082.80 | 16,083 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 2,289.40 | 2,289 |

| TOTAL RCN | 1,239,937 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1969 / 53 |
| COND | 35 35 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 35 % GD 65 |
| RCNLD | \$806,000 |