

Key: 2156

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.333

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|-----------------------------------|--|--|--|---------------------------|--|--|--|----------------|----|------------|--------------|--|
| BOWDEN FAMILY REALTY TRUST | | | | 14A2-3-N59 | | | | 30 ATTUCKS TRL | | | | |
| BOWDEN ROBERT W & SANDRA J TRSTES | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| 10 OGLETHROPE LN | | | | BOWDEN FAMILY REALTY TRUS | | | | 05/01/2007 | A | 99 | (182983) | |
| HILTON HEAD, SC 29926 | | | | BOWDEN SANDRA J | | | | 03/03/1997 | N | 590,000 | (143720) | |
| | | | | HOUSH | | | | 01/01/1980 | QS | 180,000 | (109926) | |

| 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 | % |
| 99-261 | 05/12/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 99-103 | 06/01/1999 | 14 | DECK | 6,000 | | | 100 | 100 |
| 99-029 | 03/01/1999 | 2 | Additions | 150,000 | | | 100 | 100 |
| | 01/01/1999 | 9 | Foundation | 5,000 | | | 100 | 100 |

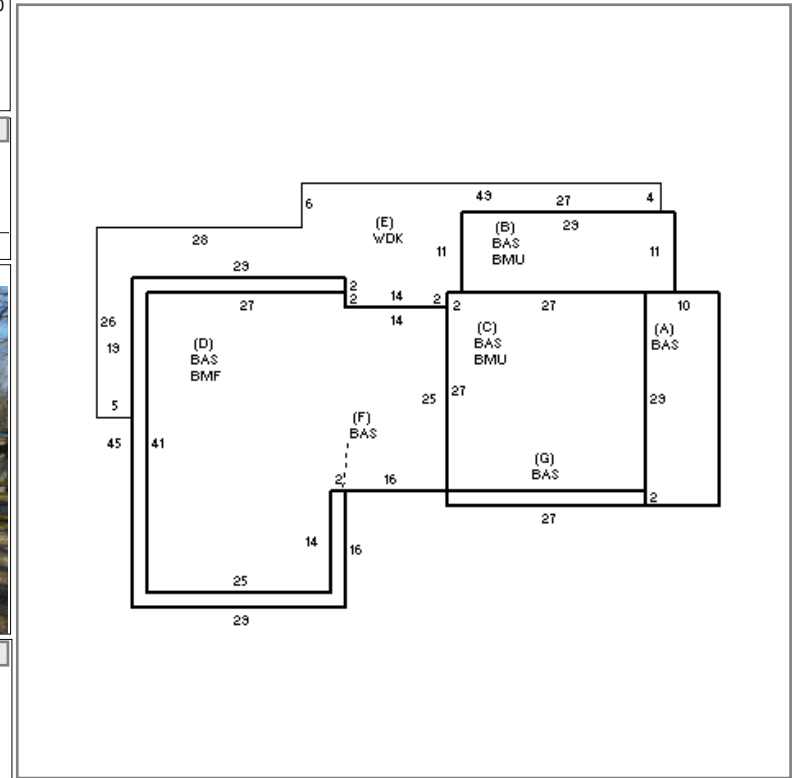
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | MOR | 1.00 | 100 | 1,172,800 | 1.00 | 100 | 1.00 | R13 | 3.20 | 1,076,950 |
| 300 | A | 0.341 | MOR | 1.00 | 100 | 61,440 | 1.00 | 100 | 1.00 | R13 | 3.20 | 20,950 |

| TOTAL | 1.259 Acres | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|----------|-----------|---------|--------------|------------------|------------------|
| Nbhd | MORRIS ISLAND | NOTE | | | | LAND | 1,097,900 | 914,900 |
| Inf1 | 100 | | BUILDING | 1,058,100 | 975,900 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 2,156,000 | 1,890,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



DETACHED

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 8 | 0.95 | CONTEMPORARY [100%] | REVIEW | 11/7/2015 | APK |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|--------------|----|---------------|------|
| NET AREA | 3,047 | DETAIL ADJ | 0.931 | FOUNDATION | 4 | FLR & WALL | 1.00 |
| \$NLA(RCN) | \$482 | OVERALL | 1.000 | EXT. COVER | 10 | VERT BOARD | 0.98 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| ROOMS | 0 | | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 |
| BEDROOMS | 2 | | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 |
| FULL BATHS | 2 | | 1.00 | HEATING/COOL | 2 | HOT WATER | 1.00 |
| 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 1 | OIL | 1.00 |
| FIXTURES | 8 | \$9,235 | | | | | |
| UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|-----------|
| + | BAS | L | BAS AREA | 3,047 | 1970 | 331.91 | 1,011,332 |
| + | BMU | N | BSMT UNFINISHED | 1,048 | | 111.01 | 116,337 |
| D | BMF | N | BSMT FINISH-SEP | 1,429 | | 168.33 | 240,543 |
| E | WDK | N | WOOD DECK | 745 | | 90.52 | 67,437 |
| | BMG | O | BSMT GARAGE | 2 | | 4,292.75 | 8,586 |
| | F12 | O | FPL 1S ZOP | 1 | | 16,082.80 | 16,083 |

| TOTAL RCN | 1,469,552 |
|----------------------|-------------|
| CONDITION ELEM CD | |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | V |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE 1977 / 45 | |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$1,058,100 |