

Key: 2460

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.664

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
OCONNOR BERNARD K & MARY L 51 FAR HILLS DR AVON, CT 06001				14F-21-ME16				127 HITCHING POST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OCONNOR BERNARD K & MARY RAHIMIAN PETER				02/12/2018 07/23/1996	T A	500,000	31079-256 10343-101				

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	%
18-404	05/25/2018	3	Renovations	16,000	03/05/2019	TCK	100	100
	02/18/2007	50	Meas & List			RRC	100	100
06-189	04/03/2006	2	Additions	19,800	02/18/2007		100	100
06-047	01/26/2006	2	Additions	19,800	02/18/2007		100	100
05-379	08/25/2005	10	Reroof	4,000			100	100

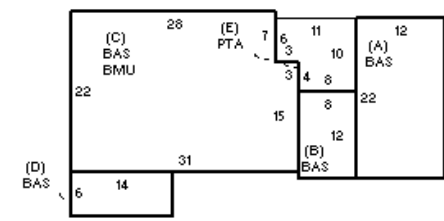
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	CH	1.00	100	1.00	100	1.00	R06	2.50		647,290

TOTAL	7,500 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	647,300	539,400
Inf1	100		BUILDING	268,300	247,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL							915,600	786,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/04/2013



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	6/4/2019	TD
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,238		
NET AREA	1,105	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BAS AREA	264	2006	237.52	62,706	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BAS AREA	96	2005	237.52	22,802	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	661		80.95	53,505	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	745	1952	237.52	176,954	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO/STOOP	98		17.90	1,754	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		7,477.00	7,477	HEAT	A		
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2004 / 18
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$268,300