

Key: 2505

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.711

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SARTORI DOMINIC J & CLARA C 161 OLD KINGS HWY S DARIEN, CT 06820				14F-6-E3				113 HITCHING POST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SARTORI DOMINIC J & CLARA				09/25/2014	A	1 (204516)					
113 HITCHINGPOST ROAD LLC				05/07/2014	A	1 (203294)					
SARTORI DOMINIC J & CLARA				12/30/2009	QS	435,000 (190433)					

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	%
18-324	04/24/2018	3	Renovations	77,205	02/05/2020	TCK	100	100
	02/12/2008	50	Meas & List			RRC	100	100
00-046	01/01/2000	3	Renovations	20,000			100	100
98-361	09/01/1998	3	Renovations	20,000			100	100
89-326	09/12/1989	1	New Construc	11,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,227	CH	1.00	1.00	916,250	2.24	1.00	R06	2.50		716,320

TOTAL	15,227 SF	ZONING	R20	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	716,300	596,900
Inf1	100		BUILDING	410,000	372,100			
Inf2	100		DETACHED	15,300	14,600			
			OTHER	0	0			
						TOTAL	1,141,600	983,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 20 0.80		1989	308	62.20	15,300



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	
QUALITY	A	1.00	AVERAGE [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	
				REVIEW 3/4/2020 MR

BUILDING

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,680				
NET AREA	1,476	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		75.03	64,825	CONDITION ELEM	CD				
\$NLA(RCN)	\$312	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	864	1976	267.56	231,171	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	432	2018	227.03	98,078	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	180	1998	267.56	48,161	KITCHEN	A				
				FLOOR COVER	26	SOFTWD/OTHER	1.00	F21	O	FPL 2S 1OP	1			10,376.00	10,376	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477	HEAT	U				
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2011 / 11		
																		COND	11 11 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	11	% GD	89
																		RCNLD	\$410,000		

