Key: 2578

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,785

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BHAGIRATHY LISA M & ADESH N **30 VIXEN RD** **TRUMBULL, CT 06611**	**14G-32-B60**	**192 SHANE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BHAGIRATHY LISA M & ADESH	04/13/2018	QS	470,000	31199-279
SIMPSON FAMILY REALTY TRU	09/06/2017	A	1	30747-163
SIMPSON RICHARD T & SUSAN	11/29/1989	QS	115,000	6971-199

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	%
15-700	11/25/2015	10	Reroof	7,175	10/21/2021	NF	100	100
	02/12/2008	50	Meas & List			RRC	100	100
01-323	06/26/2001	2	Additions	15,000			100	100
01-275	05/24/2001	3	Renovations	70,000			100	100
		98	SALES QUESTI				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	MC 1.00	100 1.00	100 1.00	439,800	2.84	100 1.00	R06 1.20			329,950

TOTAL	11,500 SF	ZONING	R40	FRNT	86

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

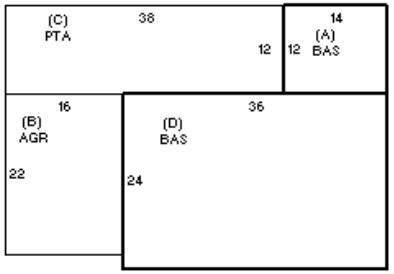
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	330,000	274,900
BUILDING	256,000	233,100
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**587,100**	**509,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X8		96	14.26	1,100

PHOTO 10/21/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2021	NF
LIST	10/21/2021	EST
REVIEW	12/2/2021	EMZ

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,032	DETAIL ADJ	0.847
$NLA(RCN)	$288	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,066
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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
A	BAS	L	BAS AREA	168	2001	241.17	40,516
B	AGR	N	ATTACHED GARAGE	352		81.95	28,848
C	PTA	N	PATIO/STOOP	456		17.90	8,162
D	BAS	L	BAS AREA	864	1965	241.17	208,370
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	297,661

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$256,000