

Key: 3510

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.806

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION       |         |      |            |           |     |      |         |
|--|---|----------|------|------------|------|------------|--------------|----------------|---------|------|------------|-----------|-----|------|---------|
| MALONEY MICHAEL D & KARA S<br>14 CREEKDALE LN<br>ROCHESTER, NY 14618 |   |          |      | 15J-1-C1   |      |            |              | 40 CRESCENT RD |         |      |            |           |     |      |         |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                |         |      |            |           |     |      |         |
| MALONEY MICHAEL D & KARA   |   |          |      | 10/28/2016 | QS   | 2,300,000  | (211163)     |                |         |      |            |           |     |      |         |
| 40 CRESCENT ROAD NT  |   |          |      | 11/02/2011 | V    | 2,697,500  | (195568)     |                |         |      |            |           |     |      |         |
| SMITH JACKSON C  |   |          |      | 03/22/2011 | H    | 1          | (193859)     |                |         |      |            |           |     |      |         |
| 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  | 1.00       | 100          | 1.00           | 806,300 | 1.00 | MDW        | 1.10      | R10 | 2.00 | 740,400 |
| 300  | A | 0.721    | NC   | 1.00       | 100  | 1.00       | 100          | 1.00           | 38,400  | 1.00 | 100        | 1.00      | R10 | 2.00 | 27,690  |

| TOTAL | 1.639 Acres   | ZONING           | R40   | FRNT      | 0         | ASSESSED  | CURRENT   | PREVIOUS |
|-------|---------------|------------------|---|-----------|-----------|-----------|-----------|----------|
| Nbhd  | NORTH CHATHAM | N<br>O<br>T<br>E | Deded rights to communit beach @ wolcott beach<br>LC29580-g lot 28 & LC13060-a lot B. |           |           | LAND      | 768,100   | 800,100  |
| Inf1  | 100           |                  | BUILDING  | 2,205,600 | 1,708,900 |           |           |          |
| Inf2  | 100           |                  | DETACHED  | 23,100    | 22,100    |           |           |          |
|       |               |                  |   |           | OTHER     | 1,111,200 | 943,900   |          |
|       |               |                  |   |           | TOTAL     | 4,108,000 | 3,475,000 |          |

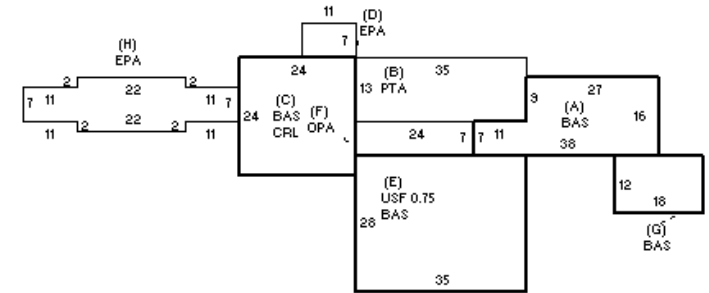
| TY  | QUAL | COND | DIM/NOTE       | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------|------|-------|-----------|--------|
| SHF | A    | 1.00 | 10 0.90        | 2002 | 144   | 12.63     | 1,600  |
| IPC | +    | 1.10 | 30 0.70 HEATED | 1981 | 560   | 48.91     | 19,200 |
| GZB | V    | 1.50 | 50 0.50        | 2007 | 100   | 46.98     | 2,300  |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC                  | MEASURE      |
|----------|----|------|-----------------------|--------------|
| MODEL    | 1  |      | RESIDENTIAL           |              |
| STYLE    | 18 | 1.30 | RENO'D ANTIQUE [100%] | LIST         |
| QUALITY  | V  | 2.35 | VERY GOOD [100%]      | REVIEW       |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]     | 4/22/2022 MR |

| CLASS  | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN  | CARD    |
|--------|------------|---------------|-------------|--------|------------|-----|---------|
| 1090   | 100        | MULTIPLE HSES |             |        |            | 1   | 1 of 2  |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY  | 1st %   |
| 21-381 | 04/20/2021 | 10            | Reroof      | 20,000 | 04/06/2022 | NF  | 100 100 |
| 12-095 | 02/17/2012 | 3             | Renovations | 30,000 | 07/23/2013 | SF  | 100 100 |
|        | 03/18/2009 | 51            | Meas        |        |            | RRC | 100 100 |
|        | 04/03/2008 | 50            | Meas & List |        |            | RRC | 100 100 |
| 07-226 | 05/29/2007 | 3             | Renovations | 25,000 | 04/03/2008 |     | 100 100 |



| YEAR BLT   | 1880  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION | UNITS      | YB        | ADJ PRICE | RCN         | TOTAL RCN      | 2,564,682 |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|-----------------|-------------|------------|-----------|-----------|-------------|----------------|-----------|
| NET AREA   | 3,016 | DETAIL ADJ | 1.378 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | +   | BAS | L               | BAS AREA    | 2,281      | 1880      | 745.65    | 1,700,820   | CONDITION ELEM | CD        |
| \$NLA(RCN) | \$850 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | B   | PTA | N               | PATIO/STOOP | 455        |           | 42.07     | 19,141      | EXTERIOR       | G         |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | C   | CRL | N               | CRAWL SPACE | 576        |           | 53.12     | 30,597      | INTERIOR       | V         |
|            |       |            |       | ROOF COVER   | 2  | WOOD SHIN      | 1.01 | +   | EPA | N               | ENCL PORCH  | 473        |           | 314.19    | 148,614     | KITCHEN        | V         |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD       | 1.00 | E   | USF | L               | UP-STRY FIN | 735        | 1880      | 632.71    | 465,039     | BATHS          | V         |
|            |       |            |       | INT. FINISH  | 1  | PLASTER        | 1.00 | F   | OPA | N               | OPEN PORCH  | 168        |           | 178.84    | 30,045      | HEAT           | U         |
|            |       |            |       | HEATING/COOL | 10 | HOT/COOL WATER | 1.05 | BMU | N   | BSMT UNFINISHED | 245         |            | 178.61    | 43,759    | ELECT       | U              |           |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 | F11 | O   | FPL 1S 1OP      | 1           |            | 17,571.00 | 17,571    |             |                |           |
|            |       |            |       |              |    |                |      | F21 | O   | FPL 2S 1OP      | 2           |            | 24,383.60 | 48,767    |             |                |           |
|            |       |            |       |              |    |                |      | GFP | O   | GAS LOG/FP/E FP | 2           |            | 14,620.55 | 29,241    |             |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | EFF.YR/AGE | 2008 / 14 |           |             |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | COND       | 14 14 %   |           |             |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | FUNC       | 0         |           |             |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | ECON       | 0         |           |             |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | DEPR       | 14 % GD   |           | 86          |                |           |
|            |       |            |       |              |    |                |      |     |     |                 |             | RCNLD      |           |           | \$2,205,600 |                |           |

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LEGAL

|  |  |           |   |                |              |
|--|--|-----------|---|----------------|--------------|
| CURRENT OWNER  |  | PARCEL ID |   | LOCATION       |              |
| MALONEY MICHAEL D & KARA S<br>14 CREEKDALE LN<br>ROCHESTER, NY 14618 |  | 15J-1-C1  |   | 40 CRESCENT RD |              |
| TRANSFER HISTORY   |  | DOS       | T | SALE PRICE     | BK-PG (Cert) |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |   |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090   | 100    | MULTIPLE HSES |      |        |       | 2  | 2 of 2 |   |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st    | % |

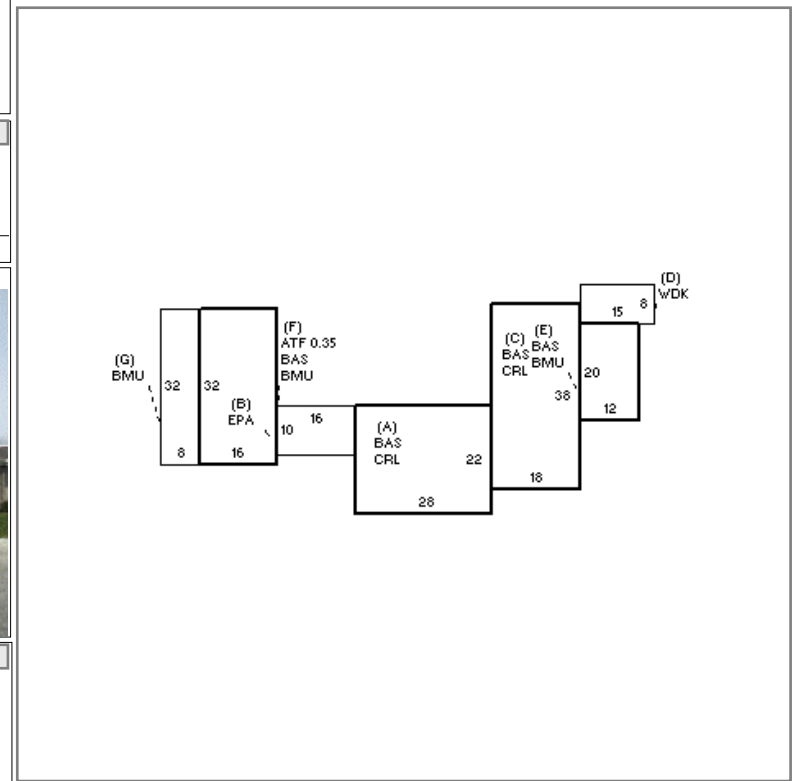
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

DETACHED

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT   | PREVIOUS |
|-------|--------|------|----------|-----------|----------|
| Nbhd  | NOTE   |      | LAND     | 1,111,200 |          |
| Inf1  |        |      | BUILDING |           |          |
| Inf2  |        |      | DETACHED |           |          |
|       |        |      | OTHER    |           |          |
|       |        |      | TOTAL    |           |          |

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | LIST | REVIEW |
|----------|----|------|-------------------|---------|------|--------|
| MODEL    | 1  |      | RESIDENTIAL       |         |      |        |
| STYLE    | 1  | 0.85 | RANCH [100%]      |         |      |        |
| QUALITY  | V  | 2.35 | VERY GOOD [100%]  |         |      |        |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |      |        |

BLDG COMMENTS

LOADING

| YEAR BLT   | 1981  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 2,231 | DETAIL ADJ | 0.884 |
| \$NLA(RCN) | \$630 | OVERALL    | 1.000 |
| CAPACITY   |       | UNITS      | ADJ   |
| STORIES    | 1     | 1.00       |       |
| ROOMS      | 0     | 1.00       |       |
| BEDROOMS   | 3     | 1.00       |       |
| FULL BATHS | 1     | 1.00       |       |
| 1/2 BATHS  | 0     | 1.00       |       |
| FIXTURES   | 5     | \$8,310    |       |
| 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   | 2  | WOOD SHIN     | 1.01 |
| FLOOR COVER  | 3  | W/W CARPET    | 1.00 |
| INT. FINISH  | 2  | DRYWALL       | 1.00 |
| HEATING/COOL | 9  | WARM/COOL AIR | 1.03 |
| FUEL SOURCE  | 2  | GAS           | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | CRL | N | CRAWL SPACE     | 1,300 |      | 43.98     | 57,169  |
| + | BAS | L | BAS AREA        | 1,540 | 1981 | 498.77    | 768,109 |
| B | EPA | N | ENCL PORCH      | 160   |      | 314.20    | 50,271  |
| D | WDK | N | WOOD DECK       | 120   |      | 137.24    | 16,469  |
| + | BMU | N | BSMT UNFINISHED | 1,008 |      | 147.86    | 149,042 |
| F | BAS | L | BAS AREA        | 512   | 2012 | 498.77    | 255,372 |
| F | ATF | L | FINISHED ATTIC  | 179   | 2012 | 300.01    | 53,702  |
|   | BMG | O | BSMT GARAGE     | 2     |      | 6,508.35  | 13,017  |
|   | F11 | O | FPL 1S 10P      | 2     |      | 17,572.15 | 35,144  |

| TOTAL RCN      | 1,406,605   |
|----------------|-------------|
| CONDITION ELEM | CD          |
| EXTERIOR       |             |
| INTERIOR       |             |
| KITCHEN        |             |
| BATHS          |             |
| HEAT           |             |
| ELECT          |             |
| EFF.YR/AGE     | 2000 / 22   |
| COND           | 21 21 %     |
| FUNC           | 0           |
| ECON           | 0           |
| DEPR           | 21 % GD 79  |
| RCNLD          | \$1,111,200 |