

Key: 375

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 431

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FARFAGLIA CHARLES J & PATRICIA G 42 HORSESHOE RIDGE RD SANDY HOOK, CT 06482				101-9-1				363 OLD COMERS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARFAGLIA CHARLES J & PAT				05/28/1999	99	213,000	12305-264				
HANO RANDY				04/04/1995	A	120,000	9616-262				

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	%
21-1116	12/07/2021	10	Reroof	6,000	03/24/2022	TCK	100	100
		8	Cyc. Reinsp.		01/16/2020	NF	100	100
	02/02/2011	50	Meas & List			RRC	100	100
10-263	07/16/2010	2	Additions	3,500	02/02/2011		100	100
	02/12/2010	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,424	MC	1.00	100	1.00	100	1.00	PF4	1.60		467,920

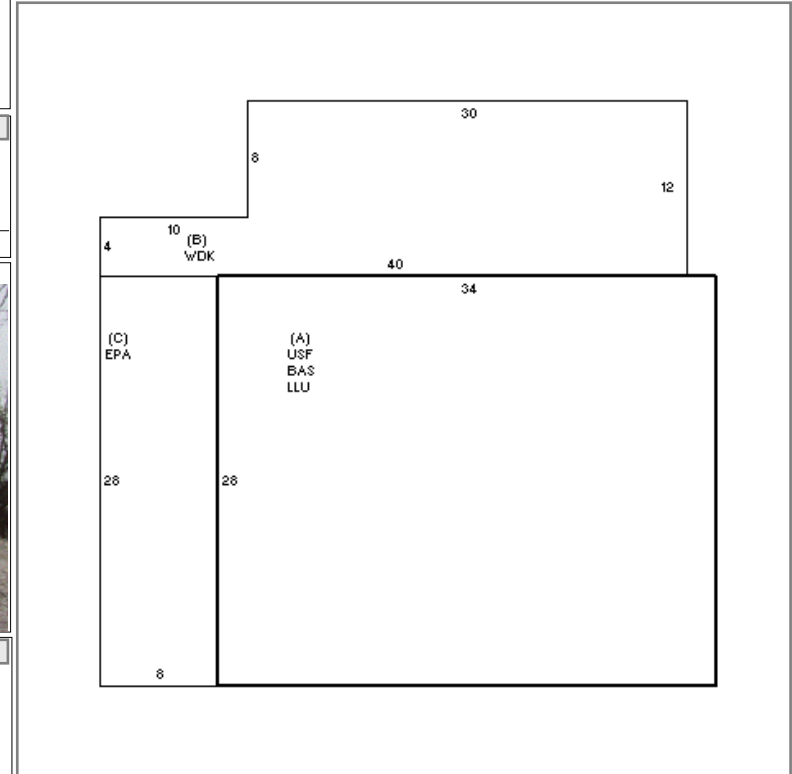
TOTAL	17,424 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	467,900	389,900	
Inf1	100		BUILDING	480,600	442,800			
Inf2	100		DETACHED	7,700	7,300			
			OTHER	0	0			
				TOTAL		956,200	840,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X8		80	15.24	1,100
STR	A	1.00	30 0.70 6X4, 24X3		96	30.00	2,000
WDK	A	1.00	30 0.70 92X4, 6X5		398	16.60	4,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/16/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/16/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,904	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	952		130.59	124,322
\$NLA(RCN)	\$312	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	952	2003	231.77	220,647
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	952	2003	196.67	187,226
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	400		58.40	23,360
				FLOOR COVER	16	HARDWD/OTHER	1.00	C	EPA	N	ENCL PORCH	224		133.70	29,949
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	593,381
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$480,600