

Key: 394

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 451

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZOE MALLUZZO LIVING TRUST MALLUZZO ZOE B & JEROLIMO HELEN M COTRST 58 MANOR RD PATTERSON, NY 12563				10J-19-LP34				32 CROSSWIND FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZOE MALLUZZO LIVING TRUST				07/02/2019	V	1	32135-198				
MALLUZZO ZOE B				10/01/1976	N	50,000	2406-213				

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	%
21-416	07/14/2020	3	Renovations	65,256	04/28/2021	TCK	100	100
1981056	05/09/2007	50	Meas & List			RRC	100	100
	05/05/1981	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,700	MC	1.00	100	1.00	100	1.00	PV2	1.30		404,530

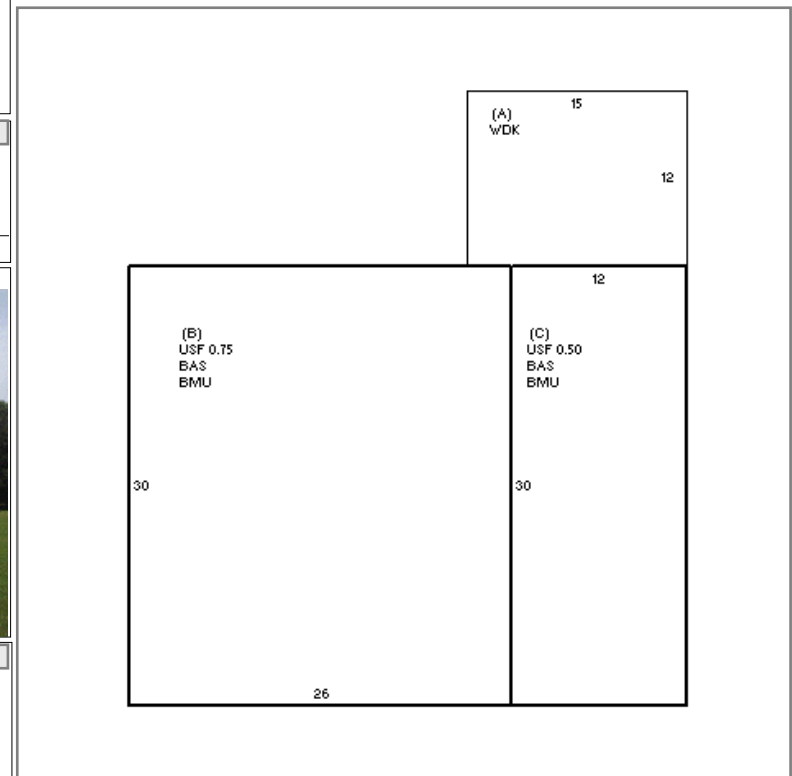
TOTAL	25,700 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	404,500	389,000	
Inf1	100		BUILDING	410,400	373,400			
Inf2	100		DETACHED	20,200	19,200			
			OTHER	0	0			
		TOTAL	835,100	781,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	30 0.70 24X24	1982	576	50.00	20,200



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/26/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	7/6/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	99	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	180		58.40	10,512
EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,140		70.37	80,217
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,140	1982	246.65	281,183
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	765	1982	209.29	160,108
FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 10P	1		10,376.00	10,376
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	1.00								



YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,905	DETAIL ADJ	1.000
\$NLA(RCN)	\$287	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$4,800
UNITS		1	1.00

TOTAL RCN	547,196	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$410,400	