

Key: 3975

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.351

LEGAL

LAND

DETACHED

BUILDING

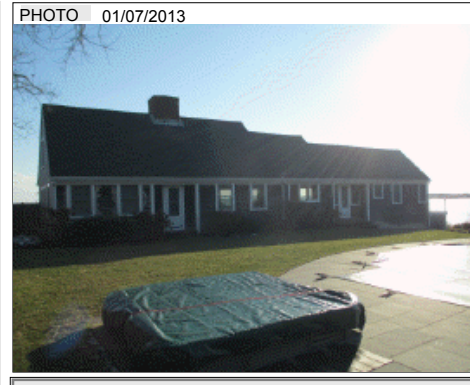
CURRENT OWNER				PARCEL ID				LOCATION			
COW YARD LANE LLC 17 CROOKED TRL RD ROWAYTON, CT 06853				16H-12-6A				19 COW YARD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COW YARD LANE LLC				11/15/2010	A	1	24995-152				
JOHN C & LESLIE A NICHOLS				07/11/2006	A	1	21174-297				
NICHOLSON JOHN C & LESLEY				10/19/2001	QS	2,900,000	14344-125				

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	%
07-543	04/03/2008	50	Meas & List			RRC	100	100
	11/09/2007	10	Reroof	22,000	04/03/2008	RRC	100	100
	02/24/2007	50	Meas & List			RRC	100	100
06-537	10/03/2006	3	Renovations	91,000	02/24/2007		100	100
06-202	04/05/2006	2	Additions	185,000	02/24/2007		100	100

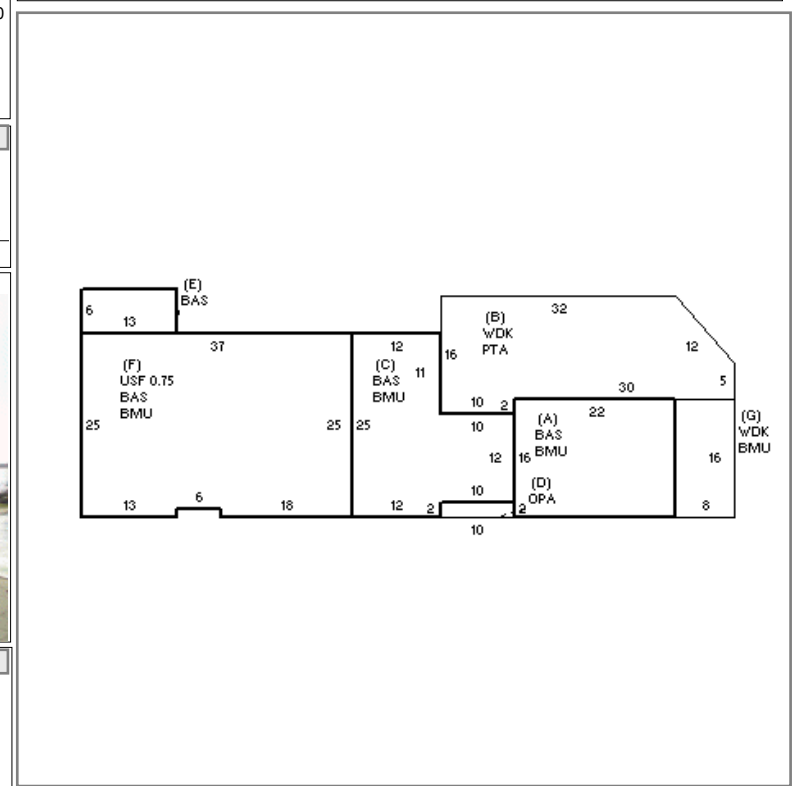
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	OF6	11.00		3,702,020
300	A	0.391	NC	1.00	100	1.00	100	1.00	OF6	11.00		82,580

TOTAL	1.309 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Ocn Frt-topo/breach			LAND	3,784,600	3,153,700
Inf1	100			BUILDING	745,000	662,000			
Inf2	100			DETACHED	57,400	54,600			
				OTHER	0	0			
				TOTAL	4,587,000	3,870,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	+	1.10	10 0.90	50X25HEATED	2004	1,250	42.73 48,100
HTB	A	1.00	10 0.90		2004	1	6,564.90 5,900
PTD	+	1.10	10 0.90		2004	300	12.43 3,400



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	931,259
NET AREA	2,458	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,819		77.84	141,592		
\$NLA(RCN)	\$379	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	PTA	N	PATIO/STOOP	544		21.48	11,686		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	672		70.08	47,094		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	20		91.32	1,826		
				FLOOR COVER	24	SOFTWD/ASPH TL	1.00	+	BAS	L	BAS AREA	1,769	1960	292.39	517,242		
				INT. FINISH	23	DRYWLI/WD PNL	1.00	F	USF	L	UP-STRY FIN	689	1960	248.10	170,944		
				HEATING/COOL	9	WARM/COOL AIR	1.03		BMG	O	BSMT GARAGE	1		3,324.00	3,324		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	2		12,451.20	24,902		
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		

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

EFF.YR/AGE	2002 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	\$745,000
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