Key: 4055

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,446

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN DANIEL NOW RYAN EILEEN AMY 8030 PARISH RD VICTOR, NY 14564	16J-33-LC1	58 WHISTLER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN EILEEN AMY	05/12/2023	H	1	(D1480747)
RYAN DANIEL	05/26/2022	QS	5,800,000	(230065)
WHISTLER LN NOMINEE TRUST	11/24/1989	A	1	(119110)

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	%
23-56	07/27/2023	75	SPECIAL PERM				100	100
	06/13/2022	98	SALES QUESTI				100	100
	01/19/2018	2	Additions		04/06/2021	NF	100	100
	04/02/2003	50	Meas & List			JB	100	100
P2002206	05/09/2002	10	Reroof				100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	4,031,500	1.00	100	1.00	OF6	11.00			3,702,020
300	A	0.691	NC	1.00	100	1.00	100	1.00	211,200	1.00	100	1.00	OF6	11.00			145,940

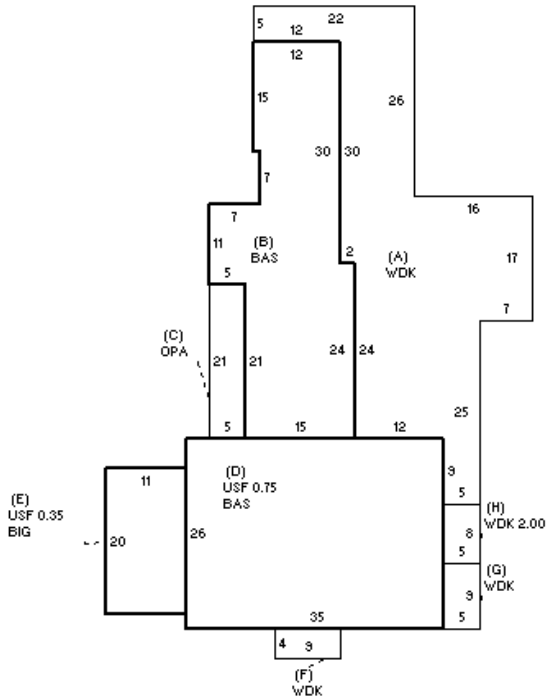
TOTAL	1.609 Acres	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	Bay Frt		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	3,848,000	3,206,500
BUILDING	775,000	546,000
DETACHED	0	0
OTHER	0	0
TOTAL	**4,623,000**	**3,752,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/06/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	6/9/2021	EMZ

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	2,446	DETAIL ADJ	1.040
$NLA(RCN)	$453	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$10,317
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	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	1,224		90.52	110,797
+	BAS	L	BAS AREA	1,686	1948	381.75	643,625
C	OPA	N	OPEN PORCH	105		117.96	12,386
+	USF	L	UP-STRY FIN	760	1948	323.93	246,183
E	BIG	N	BUILT-IN GARAGE	220		138.49	30,468
	BMU	N	BSMT UNFINISHED	298		140.24	41,793
	F11	O	FPL 1S 1OP	1		11,589.40	11,589
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	1,107,159

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

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$775,000