

Key: 4136

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.538

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| 16 WATCH HILL WAY REALTY TRUST LAUGHLIN MICHAEL J & SIGRID G TRSTES 14 ORANGE ST CHARLESTON, SC 29401-2408 | | | | 17C-52-C14 | | | | 16 WATCH HILL WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| | | | | 12/22/2021 | A | 315,000 | 1 34775-57 | | | | |
| | | | | 06/17/1991 | QS | 315,000 | 7574-211 | | | | |

| 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 | % |
| 14-053 | 01/30/2014 | 10 | Reroof | 7,000 | 04/28/2015 | MW | 100 | 100 |
| | 03/10/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1999308 | 12/15/1999 | 99 | n/a | | | | 100 | 100 |
| 99-552 | 12/01/1999 | 2 | Additions | 180,000 | | | 100 | 100 |
| SP 99-77 | 08/26/1999 | 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 | 18,900 | CH | 1.00 | 1.00 | 2,382,250 | 1.86 | 1.00 | 1.00 | R12 | 6.50 | 1,925,020 |

| TOTAL | 18,900 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|----------|---------|---------|-----------|-----------|----------|
| Nbhd | CHATHAM | NOTE | | | LAND | 1,925,000 | 1,604,100 | |
| Inf1 | 100 | | BUILDING | 752,400 | 685,000 | | | |
| Inf2 | 100 | | DETACHED | 25,900 | 24,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 2,703,300 | 2,313,800 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| GUL | A | 1.00 | 10 0.90 24X24 | 2000 | 576 | 50.00 | 25,900 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 1/27/2022 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/27/2022 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/15/2022 | MR |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1953 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 2,745 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BAS | L | BAS AREA | 616 | 2000 | 290.82 | 179,148 |
| \$NLA(RCN) | \$330 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | OPA | N | OPEN PORCH | 192 | | 91.32 | 17,533 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | PTA | N | PATIO/STOOP | 252 | | 21.48 | 5,413 |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | + | BMU | N | BSMT UNFINISHED | 999 | | 86.86 | 86,774 |
| | | | | FLOOR COVER | 16 | HARDWD/OTHER | 1.00 | E | BAS | L | BAS AREA | 159 | 1991 | 290.82 | 46,241 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BAS AREA | 1,080 | 1953 | 290.82 | 314,090 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | G | USF | L | UP-STRY FIN | 630 | 1953 | 246.78 | 155,468 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | I | BAS | L | BAS AREA | 260 | 1999 | 290.82 | 75,614 |
| | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | |
| | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | |

| TOTAL RCN | 906,487 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2005 / 17 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$752,400 |

