

Key: 4520

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.948

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUAKE EDITH 460 HOYT FARM RD NEW CANAAN, CT 06840				2C-52A-27				126 FOREST BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUAKE EDITH				10/03/2005	QS	367,500	20324-65				
GOODSPEED III GEORGE W				01/03/1997	A	60,000	10557-39				

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	%
1996218	01/06/2006	50	Meas & List			JB	100	100
1985092	09/16/1996	99	n/a				100	100
	06/18/1985	99	n/a				100	100

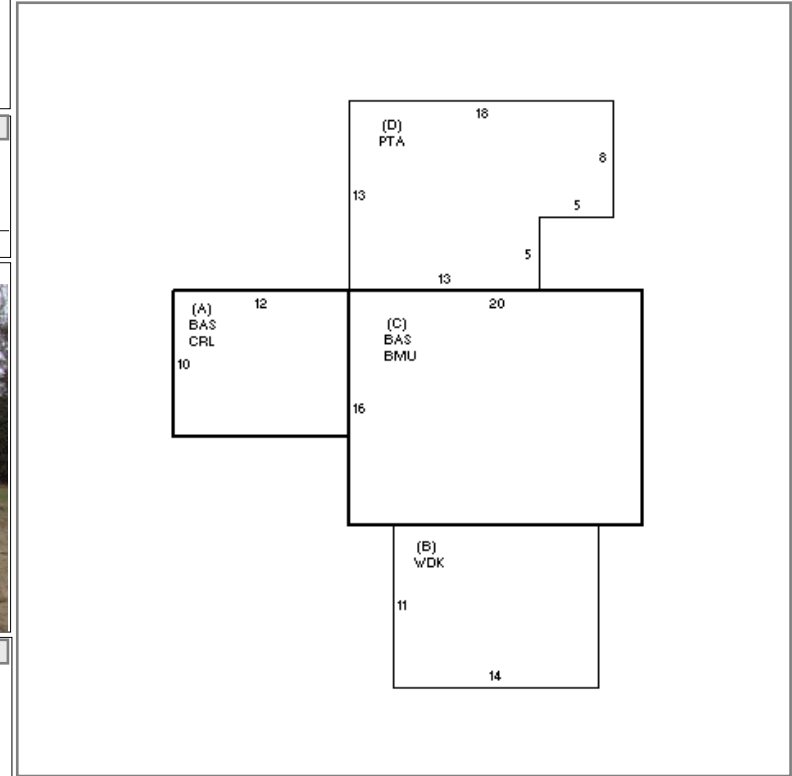
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,477	SC	1.00	1.00	476,450	2.21	1.00	R03	1.30		373,410

TOTAL	15,477 SF	ZONING	R20	FRNT	18	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Pb 530/19	LAND	373,400	311,200			
Inf1	100		BUILDING	120,300	104,900			
Inf2	100		DETACHED	1,700	1,700			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>495,400</b>	<b>417,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X8		96	14.26	1,200
SHF	A	1.00	30 0.70 6X8		48	16.25	500



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2022	TCK
MODEL	1		RESIDENTIAL	LIST	1/28/2022	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/16/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	440	DETAIL ADJ	0.850	FOUNDATION	3	FOUND WALL	1.00
\$NLA(RCN)	\$427	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	3	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00
BEDROOMS	1	1.00		INT. FINISH	42	WALL BD/DRYWLI	1.00
FULL BATHS	1	1.00		HEATING/COOL	2	HOT WATER	1.00
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	3	\$2,040					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	187,964
A	CRL	N	CRAWL SPACE	120		26.91	3,229	CONDITION ELEM CD	
+	BAS	L	BAS AREA	440	1950	300.12	132,052	EXTERIOR	A
B	WDK	N	WOOD DECK	154		58.40	8,994	INTERIOR	A
C	BMU	N	BSMT UNFINISHED	320		90.48	28,954	KITCHEN	A
D	PTA	N	PATIO/STOOP	209		17.90	3,741	BATHS	A
	F11	O	FPL 1S 1OP	1		7,477.00	7,477	HEAT	A
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	A
								EFF.YR/AGE	1968 / 54
								COND	36 36 %
								FUNC	0
								ECON	0
								DEPR	36 % GD 64
								RCNLD	\$120,300