

Key: 4624

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.053

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPEAR NANCY B 31 MACINTOSH DR OXFORD, CT 06478-1387				3B-72-B66				35 KITTY'S LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SPEAR NANCY B				05/29/2013	A	1 (200455)					
SPEAR JAMES A & NANCY B				10/21/2005	QS	477,000 (178315)					
PAGE ROBERT D & NANCY A				07/28/1995	A	1 (137843)					

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	%
18-707	09/04/2018	3	Renovations	8,800	02/14/2019	TCK	100	100
	01/05/2006	50	Meas & List			JB	100	100
96-249	06/01/1996	14	DECK	1,500			100	100
94-419	12/01/1994	3	Renovations	20,000			100	100
94-070	05/01/1994	2	Additions	4,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,405	SC	1.00	1.00	586,400	4.15	100	1.00	R05	1.60	413,540

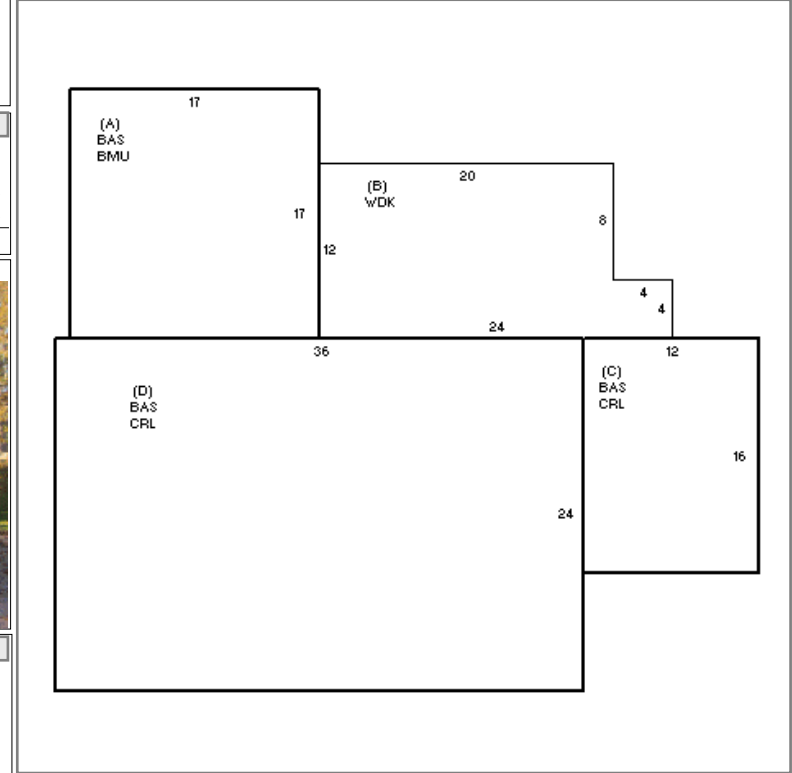
TOTAL	7,405 SF	ZONING	R20	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	413,500	344,600	
Infl1	100		BUILDING	268,300	244,200			
Infl2	100		DETACHED	600	600			
			OTHER	0	0			
				TOTAL	682,400	589,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8		48	16.25	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/10/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/17/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,345	DETAIL ADJ	0.850
\$NLA(RCN)	\$277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,080	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	289		68.07	19,672
+	BAS	L	BAS AREA	1,153	1956	225.73	260,269
B	WDK	N	WOOD DECK	256		58.40	14,950
+	CRL	N	CRAWL SPACE	1,056		20.24	21,378
C	BAS	L	BAS AREA	192	1994	225.73	43,340
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	372,643
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$268,300