

Key: 4762

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.198

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SMITH ERIKA R & DUSTIN J 77 ALLEN AVE CHESHIRE, CT 06410				3D-20-D14				15 MAYFLOWER DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMITH ERIKA R & DUSTIN J				03/31/2017	QS	305,000	(212480)					
MCLEAN HENRY J				07/26/2004	QS	285,000	(173842)					
STEFANIK, HELEN				12/05/2003	A	1	()					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,227	MC	1.00	1.00	366,500	2.24	1.00	1.00	R02		286,530

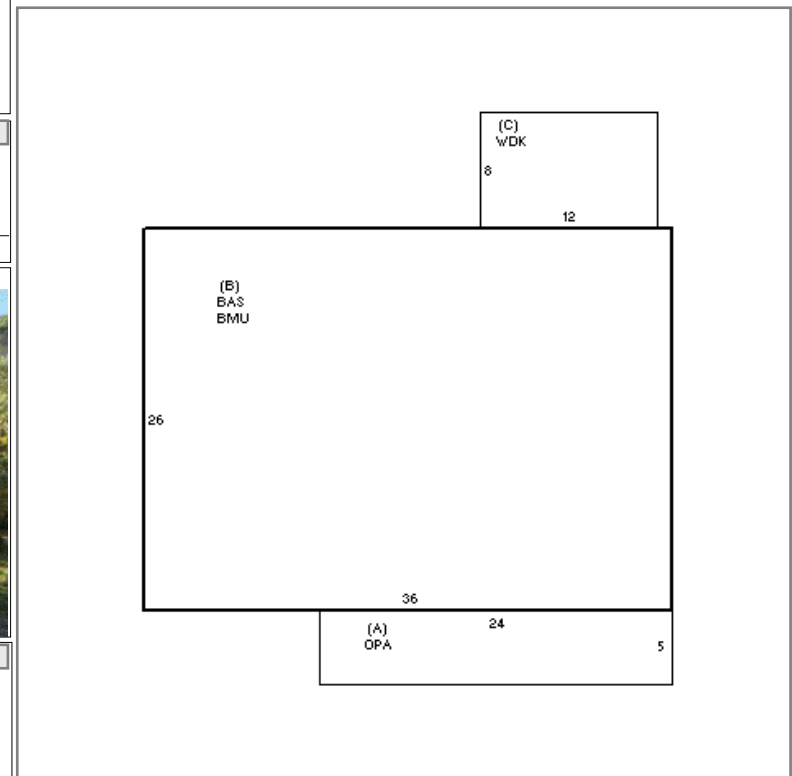
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-457	07/17/2017	10	Reroof	5,375	07/06/2018	NF	100	100
	07/03/2017	98	SALES QUESTI				100	100
	06/16/2005	50	Meas & List			JB	100	100
1979122	10/02/1979	99	n/a				100	100

TOTAL	15,210 SF	ZONING	R60	FRNT	117	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	Abuts Town Forest			LAND	286,500	238,800
Inf1	100		LAND	243,100	221,300			
Inf2	100		OTHER	0	0			
TOTAL						529,600	460,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/15/2019	NF
MODEL	1		RESIDENTIAL	LIST	10/15/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	11/27/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	0.850
\$NLA(RCN)	\$351	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	4	\$2,720	
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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	120		76.10	9,132
B	BMU	N	BSMT UNFINISHED	936		73.50	68,794
B	BAS	L	BAS AREA	936	1979	249.31	233,356
C	WDK	N	WOOD DECK	96		58.40	5,606
	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	328,562
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	F
BATHS	F
HEAT	U
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$243,100