Key: 5109

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,553

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIVING TRUST AGREEMENT OF MYRA S CARRIER CARRIER MYRA S TRUSTEE 4 FISHERS HILLTOP DR PITTSFORD, NY 14534	4D-55-T10	170 COCKLE COVE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIVING TRUST AGREEMENT OF	07/05/2007	A	1	(183568)
CARRIER ROBERT H & MYRA	10/30/1970	QS	50,000	398-47

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

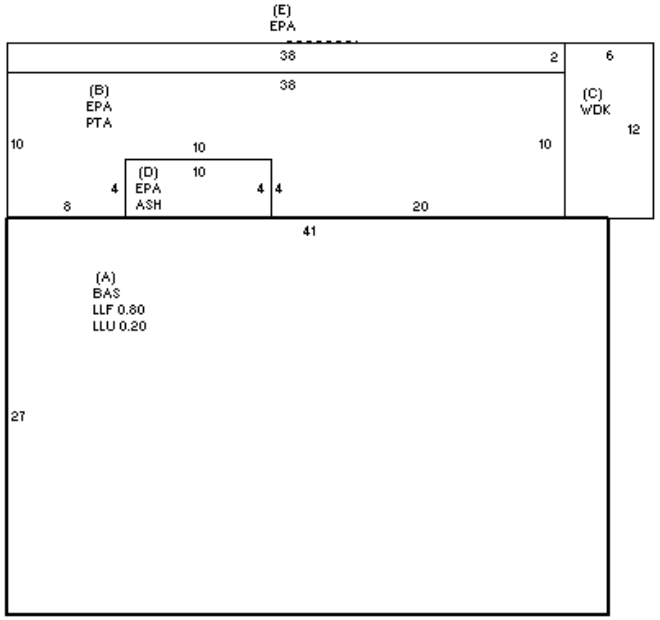
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/22/2010	51	Meas			CE	100	100
09-177	05/14/2009	10	Reroof	5,000	01/22/2010		100	100
	01/16/2009	50	Meas & List			CE	100	100
08-554	12/16/2008	11	Window Rplc	10,000	01/16/2009		100	100
96-209	05/01/1996	99	n/a	3,300			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,356	SC 1.00	100 1.00	100 1.00	769,650	2.35	100 1.00	CF1 2.10			596,460

TOTAL	14,356 SF	ZONING	R20	FRNT	85
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	596,500	497,000
BUILDING	349,000	322,100
DETACHED	77,700	77,400
OTHER	0	0
TOTAL	**1,023,200**	**896,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A 1.00	40 0.60	3X60	1996	180	700.66	75,700
STR	V 1.50	50 0.50	3X30	1996	90	45.00	2,000

PHOTO 01/25/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/25/2022	TCK
LIST	1/25/2022	EST
REVIEW	2/15/2022	EMZ

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,107	DETAIL ADJ	0.875
$NLA(RCN)	$438	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$5,600
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	221		118.62	26,215
A	LLF	N	LOWER LEVEL FIN	886		154.93	137,268
A	BAS	L	BAS AREA	1,107	1966	210.52	233,050
B	PTA	N	PATIO/STOOP	340		17.90	6,086
C	WDK	N	WOOD DECK	72		58.40	4,205
D	ASH	N	ATT SHED	40		60.60	2,424
+	EPA	N	ENCL PORCH	456		133.70	60,967
	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	484,769

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		$349,000