

Key: 6015

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.492

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KAMINER MARSHALL A & KORNICKI TERRI 3220 OXFORD AVE BRONX, NY 10463				6F-25-M31				197 SAM RYDER RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KAMINER MARSHALL A & SAMPSON LAWRENCE WAYNE				11/24/2020	QS	438,000	(224529)	
				197 SAM RYDER ROAD REALTY				11/15/2012	QS	265,000	(198709)	
								03/31/2009	R	99	(188234)	

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	%
	12/11/2020	98	SALES QUESTI					
		8	Cyc. Reinsp.		09/19/2019	NF	100	100
		3	Renovations		07/26/2017	APK	100	100
14-191	04/10/2014	3	Renovations	23,000	05/07/2015	MW	100	100
12-593	12/19/2012	11	Window Rplc	8,000	06/19/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	MC	1.00	100	1.00	100	1.00		MR2	1.00	280,050
TOTAL		13,049 SF	ZONING	R30	FRNT	0	ASSESSED		CURRENT	PREVIOUS		
Nbhd	MID CHATHAM			NOTE	LAND	280,100	198,400	BUILDING	352,500	324,900		
Inf1	100				DETACHED	0	0	OTHER	0	0		
Inf2	100				TOTAL	632,600	523,300					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2019	NF
MODEL	1		RESIDENTIAL	LIST	9/23/2020	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	9/23/2020	APK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) WDK 34

(A) USF 0.50
BAS
BMU

24

14

35

DETACHED

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,260	DETAIL ADJ	1.030
\$NLA(RCN)	\$350	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,944	
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	14	HARDWD/ASPH TL	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	BMU	N	BSMT UNFINISHED	840		75.59	63,492
A	BAS	L	BAS AREA	840	1966	277.95	233,478
A	USF	L	UP-STRY FIN	420	1966	235.85	99,057
B	WDK	N	WOOD DECK	476		58.40	27,798
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	440,622
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$352,500