**Key: 6129**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,585

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| RICHARDSON MARIE & FITZGERALD SUSAN<br>KELLEY JANE<br>142 STAMFORD AVE<br>STAMFORD, CT 06902 | 6I-39-N38 | 56 COUNTRY SIDE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| RICHARDSON MARIE & FITZGE | 02/26/2010 | A | 1 | 24391-5 |
| ESTATE OF THOMAS J FITZGE | 08/11/2009 | H | | 23956-19 |
| FITZGERALD THOMAS J & PAT | 07/29/1976 | QS | 1 | 2376-61 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | 02/18/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1985084 | 06/06/1985 | 99 | n/a | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,742 | MC 1.00 | 100 1.00 | 100 1.00 | 366,500 | 1.66 | 100 1.00 | R03 1.00 | | | 302,800 |

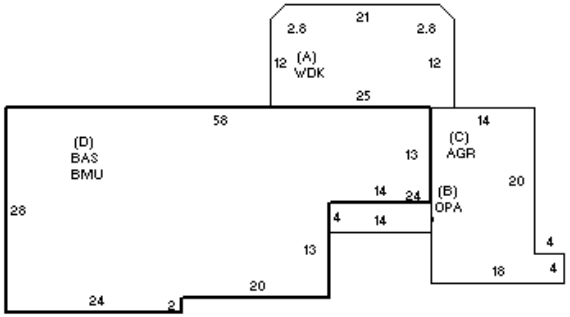
| TOTAL | 21,820 SF | ZONING | R60 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MID CHATHAM | NOTE | | | |
| Infl1 | 100 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 302,800 | 252,300 |
| BUILDING | 415,600 | 378,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **718,400** | **630,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 11/05/2019




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | + | 1.20 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 11/5/2019 | NF |
|---|---|---|
| LIST | 11/5/2019 | EST |
| REVIEW | 12/10/2019 | MR |

BLDG COMMENTS

| YEAR BLT | 1985 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,374 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $409 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 6 | $4,896 |
| 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 | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 346 | | 70.08 | 24,247 |
| B | OPA | N | OPEN PORCH | 56 | | 91.33 | 5,114 |
| C | AGR | N | ATTACHED GARAGE | 352 | | 98.35 | 34,618 |
| D | BMU | N | BSMT UNFINISHED | 1,374 | | 81.43 | 111,888 |
| D | BAS | L | BAS AREA | 1,374 | 1985 | 269.33 | 370,066 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,972.40 | 8,972 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 |

| TOTAL RCN | 561,574 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1985 / 37 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $415,600 |