

Key: 6476

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.946

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ATWOOD FAMILY GOOSE POND PROPERTIES LLC 493 RTE 169 WOODSTOCK, CT 06281				7H-50-ND48				1047 OLD QUEEN ANNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ATWOOD FAMILY GOOSE POND				06/23/2020	A	1 (222786)					
ATWOOD GOOSE POND RE TRUS				12/30/2005	A	1 (178929)					
ATWOOD TRUSTEES MINNIE &				06/18/1998	A	1 (148979)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-108	01/26/2018	3	Renovations		01/26/2018	APK	100	100
	02/23/2017	11	Window Rplc	3,500	07/11/2018	NF	100	100
	02/09/2010	50	Meas & List			RRC	100	100
09-268	07/28/2009	10	Reroof	2,000	02/09/2010		100	100
05-243	06/06/2005	99	n/a	5,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	MC	1.00	100	1.00	100	1.00	806,300	1.00	MDW	1.10	PF5	2.00	740,400
200	S	40,000	MC	1.00	100	1.00	100	1.00	549,200	1.00	100	1.00	PF5	2.00	504,320
300	A	3.332	MC	1.00	100	1.00	100	1.00	38,400	1.00	100	1.00	PF5	2.00	127,950

DETACHED

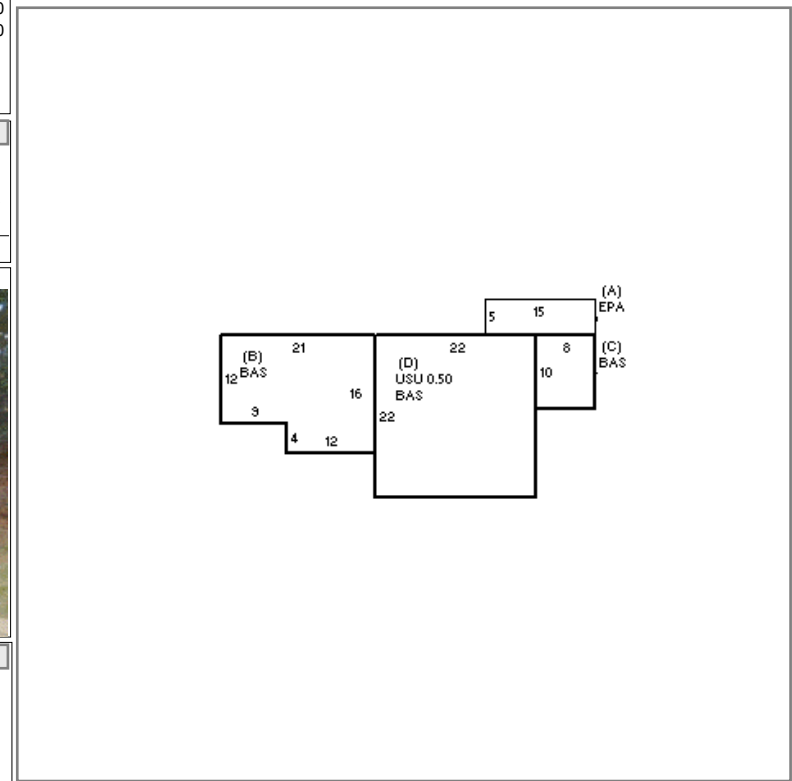
TOTAL	5.169 Acres		ZONING	R60	FRNT	338	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM		N O T E	Pond Front fy2002 subdivision plan to			LAND	1,372,700	1,143,800
Infl1	100			BUILDING	119,400	108,600			
Infl2	100			OTHER	0	0			
							TOTAL	1,573,500	1,323,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	8/1/2018	TD
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	-	0.80	MINUS AVE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					



BLDG COMMENTS



BUILDING

YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	186.554
NET AREA	864	DETAIL ADJ	0.760	FOUNDATION	2	SLAB	0.95	A	EPA	N	ENCL PORCH	75		106.97	8,022		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	864	1939	169.74	146,659		
				ROOF SHAPE	1	GABLE	1.00	D	USU	N	UPPER STORY UNF	242		86.49	20,930		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F21	O	FPL 2S 1OP	1		8,300.80	8,301		
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	13	NONE	0.80										
				FUEL SOURCE	8	NONE	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1968 / 54
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$119,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


LAND

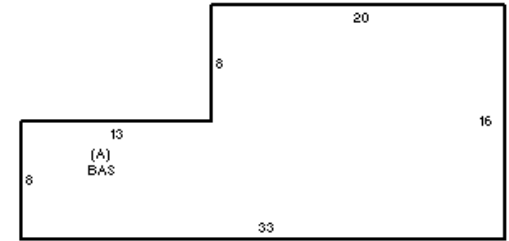
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	57,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/15/2012





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	6	0.85	COTTAGE [100%]	REVIEW	1/26/2018	APK
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	424	DETAIL ADJ	0.680	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	424	1930	168.07	71,260
\$NLA(RCN)	\$173	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,033.90	1,034
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
ROOMS	0	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00								
BEDROOMS	1		1.00	INT. FINISH	2	DRYWALL	1.00								
FULL BATHS	1		1.00	HEATING/COOL	13	NONE	0.80								
1/2 BATHS	0		1.00	FUEL SOURCE	8	NONE	1.00								
FIXTURES	3		\$1,142												
UNITS	1		1.00												

BLDG COMMENTS	TOTAL RCN	73,436
	CONDITION ELEM	CD
	EXTERIOR	V
	INTERIOR	V
	KITCHEN	G
	BATHS	G
	HEAT	A
	ELECT	A
	EFF.YR/AGE	1997 / 25
	COND	22 22 %
	FUNC	0
	ECON	0
	DEPR	22 % GD 78
	RCNLD	\$57,300

