

Key: 7081

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.564

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LAKEVIEW CHATHAM LLC 71 LINCOLN LN RIDGFIELD, CT 06877				81-46-C190				173 LAKEVIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAKEVIEW CHATHAM LLC				03/01/2022	B	100	(229294)				
JEANNE B COMPETELLO REALT				08/16/2006	A	1	(180871)				
COMPETELLO JEANNE B				09/04/1998	QS	280,000	(150021)				

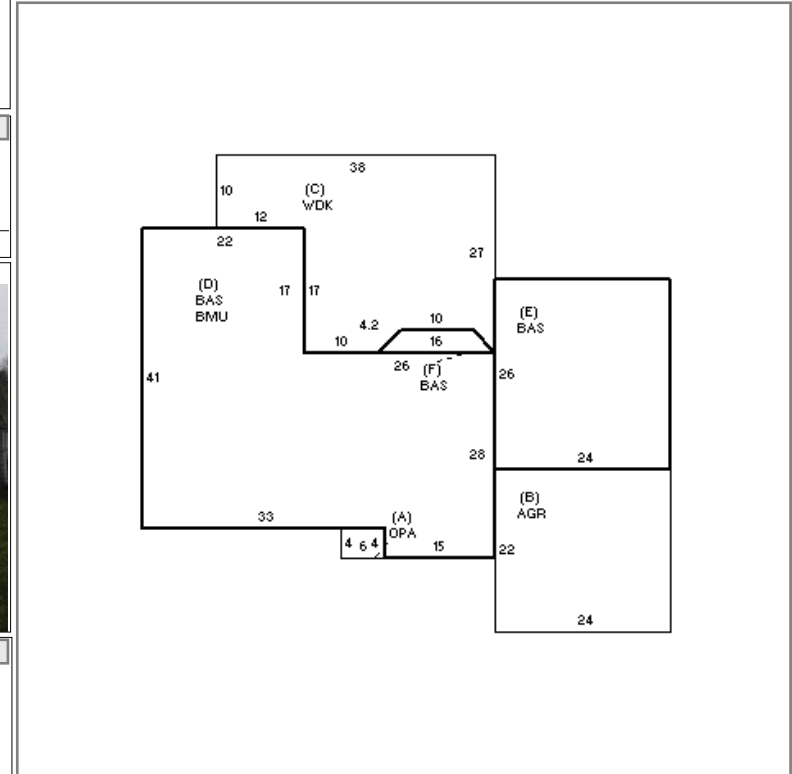
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-565	09/24/2015	10	Reroof	12,510			100	100
1985163	02/08/2010	50	Meas & List			RRC	100	100
	10/16/1985	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,405	MC	1.00	1.00	366,500	1.36	1.00	1.00	R03	1.00	314,560

TOTAL	27,405 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	314,600	262,100
Inf1	100		BUILDING	620,700	564,800			
Inf2	100		DETACHED	23,700	22,600			
						OTHER	0	0
TOTAL						TOTAL	959,000	849,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	30 0.70	1987	576	44.19	17,800
HTB	A	1.00	10 0.90		1	6,564.90	5,900



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/16/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/16/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/8/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	838,801		
NET AREA	2,249	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	24		91.30	2,191	CONDITION ELEM	CD		
\$NLA(RCN)	\$373	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	528	1985	93.44	49,336	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	783		70.08	54,872	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,586		79.43	125,972	KITCHEN	A		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+ BAS	L	BAS AREA		2,249		256.73	577,379	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP		2		8,973.00	17,946	BATHS	A		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	MST	O	MASONRY STACK		1		2,481.60	2,482	HEAT	A		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A		1		1,772.40	1,772	ELECT	A		
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$620,700