

Key: 7215

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.699

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LONGERSTAEY JACQUES M & IPEKDJIAN DIANA N 2209 WRENWOOD POND CT CHARLOTTE, NC 28211-1800				8K-37-C130				752 RIVERVIEW DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LONGERSTAEY JACQUES M & I IPEKDJIAN DIANA				01/17/2008	A	1 (185040)						
LONGERSTAEY JACQUES M				02/23/2005	A	1 (175949)						
				12/22/1998	QS	171,000 (151381)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC	1.00	100	366,500	1.74	100	1.00	R03	1.00	299,820

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	%
19-781	11/04/2019	2	Additions	80,000	04/23/2021	TCK	100	100
19-035	05/23/2019	74	VARIANCE				100	100
	02/08/2007	50	Meas & List			RRC	100	100
06-497	09/19/2006	2	Additions	15,000	02/08/2007		100	100
05-626	12/27/2005	2	Additions	110,000	02/08/2007		100	100

DET  
ACHED

TOTAL	20,436 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	299,800	249,800
Inf1	100		BUILDING	896,000	815,400			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,196,900</b>	<b>1,066,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X8		96	14.26	1,100

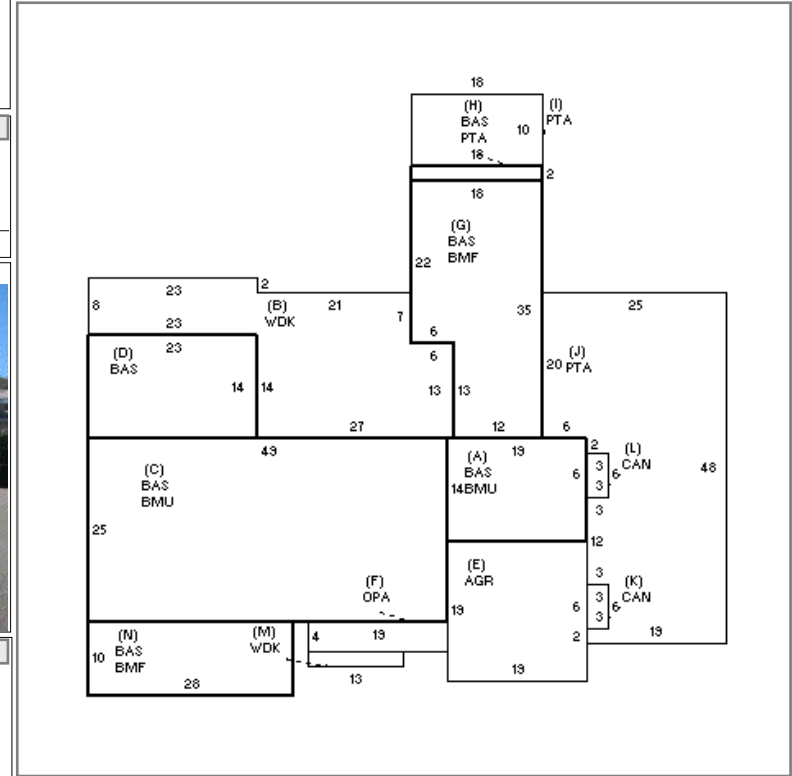


PHOTO 04/23/2021

BLDG COMMENTS  
BMF=EX RM/BDRM/BATH (PER PLANS 7/14/21)

B  
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G

BUILDING	CD	ADJ	DESC	MEASURE	1/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/7/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/1/2021	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,041,846	
NET AREA	2,681	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,491		80.26	119,671	CONDITION ELEM	CD	
\$NLA(RCN)	\$389	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,491	1963	245.48	366,008	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	708		70.08	49,616	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BAS AREA	322	2000	245.48	79,044	KITCHEN	A	
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	E	AGR	N	ATTACHED GARAGE	361		98.03	35,389	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	76		91.33	6,941	HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	BMF	N	BSMT FINISH-SEP	832		130.32	108,426	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BAS AREA	588	2005	245.48	144,342			
								+	PTA	N	PATIO/STOOP	1,212		21.48	26,034			
								+	CAN	N	CANOPY	36		52.33	1,884			
								N	BAS	L	BAS AREA	280	2020	245.48	68,734			
								F11	O	FPL 1S 1OP	1		8,972.40	8,972				
								GEN	O	GENERATOR	1		0.00					
								GFP	O	GAS LOG/FP/E FP	2		7,465.80	14,932				
								ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772				
																EFF.YR/AGE	2008 / 14	
																COND	14	14 %
																FUNC	0	
																ECON	0	
																DEPR	14	% GD 86
																RCNLD	\$896,000	