

Key: 7869

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.366

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
KENNY DERVAL 471 PARK AVE RYE, NY 10580				10L-7C-CU1				132 CROWS POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNY DERVAL				07/25/2014	V	800,000	28286-98				
KARASSIK PETER T & ELLEN				07/31/2007	QS	925,000	22232-23				
CROWS POND LLC				04/30/2004	G	4,000,000	18529-90				

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	%
16-041	02/01/2016	3	Renovations	37,850	07/01/2016	WFF	100	100
15-271	05/21/2015	1	New Construc		04/19/2022	NF	100	100
15-180	04/21/2015	6	Pools etc	70,730			100	100
14-477	08/20/2014	1	New Construc	1,000,000	06/21/2016	WFF	100	100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	R10	2.00		673,090
300	A	0.171	NC	1.00	100	1.00	100	1.00	R10	2.00		6,570

TOTAL	1.089 Acres				ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM				NOTE			LAND	679,700	707,900	
Inf1	100					BUILDING	2,106,100	1,877,200			
Inf2	100					DETACHED	40,100	38,200			
						OTHER	0	0			
							TOTAL	2,825,900	2,623,300		

DETACHED

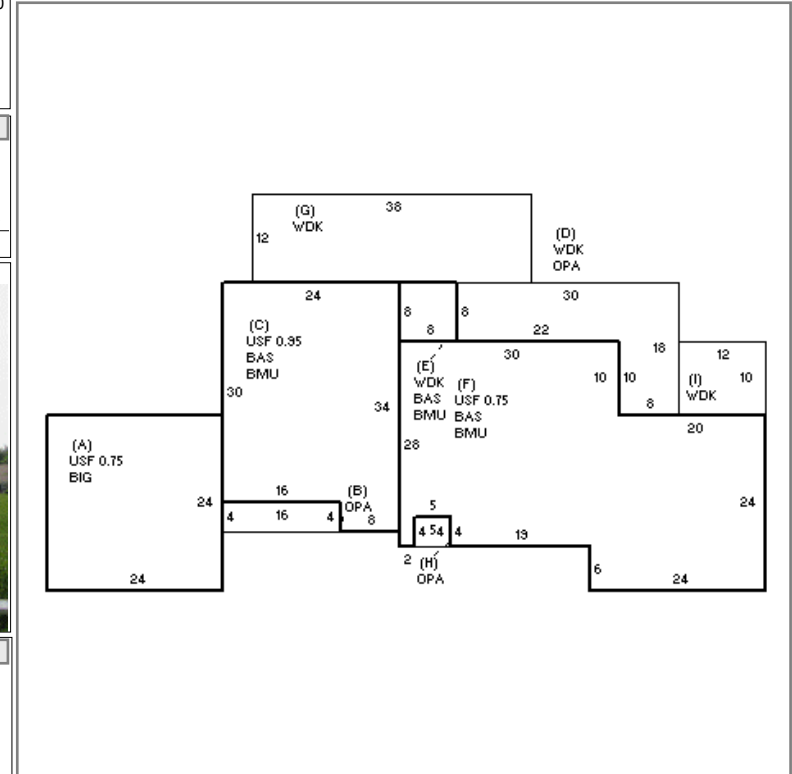
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPC	V	1.50	10 0.90 14X50	2014	700	63.68	40,100	06/21/2016



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2016	WFF
MODEL	1		RESIDENTIAL	LIST	7/1/2016	WFF
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	5/6/2022	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,289,285
NET AREA	4,279	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		119.61	68,896		
\$NLA(RCN)	\$535	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,139	2014	390.40	835,075		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	404		117.95	47,653		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	2,140		98.39	210,547		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	2,140	2014	460.09	984,600		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	960		90.52	86,899		
				HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		16,082.80	16,083		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644		



BLDG COMMENTS

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

EFF.YR/AGE	2014 / 8	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$2,106,100	