Key: 794

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 880

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THAXTER GWENDOLYN 57 ROUND LAKE RD RIDGEFIELD, CT 06877	11G-54-H27	11 LAKE SHORE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THAXTER GWENDOLYN	12/14/2017	A	1	30963-282
MAHON STEPHEN J & PHYLLIS	07/22/1983	QS	31,000	3808-50

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	%
22-572	07/26/2022	3	Renovations	6,000	04/20/2023	NF	100	100
		8	Cyc. Reinsp.		11/09/2021	NF	100	100
		8	Cyc. Reinsp.		11/09/2021	NF	100	100
13-466	09/12/2013	10	Reroof	7,000	04/10/2014	SF	100	100
	04/02/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	MC 1.00	100 1.00	100 1.00	366,500	1.70	100 1.00	R03 1.00			301,130

TOTAL	21,000 SF	ZONING	R60	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

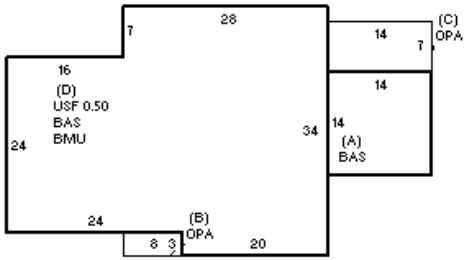
NOTE: OBSTR VIEWS. Deeded Rts Rec Areas PL172/3 lots B-3, 43 & 50a.

ASSESSED	CURRENT	PREVIOUS
LAND	301,100	250,900
BUILDING	475,600	432,800
DETACHED	17,100	16,200
OTHER	0	0
TOTAL	**793,800**	**699,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	24X24	1986	576	42.32	17,100

PHOTO 04/20/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/9/2021	NF
LIST	11/9/2021	EST
REVIEW	5/9/2023	EMZ

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,164	DETAIL ADJ	1.060
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,088
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	2	WOOD SHIN	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,508	1986	255.84	385,802
+	OPA	N	OPEN PORCH	122		76.10	9,284
D	BMU	N	BSMT UNFINISHED	1,312		68.42	89,763
D	USF	L	UP-STRY FIN	656	1986	217.09	142,408
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	642,721

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

EFF.YR/AGE	1986 / 36	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$475,600