

Key: 8073

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.557

LEG  
AL  
LAND

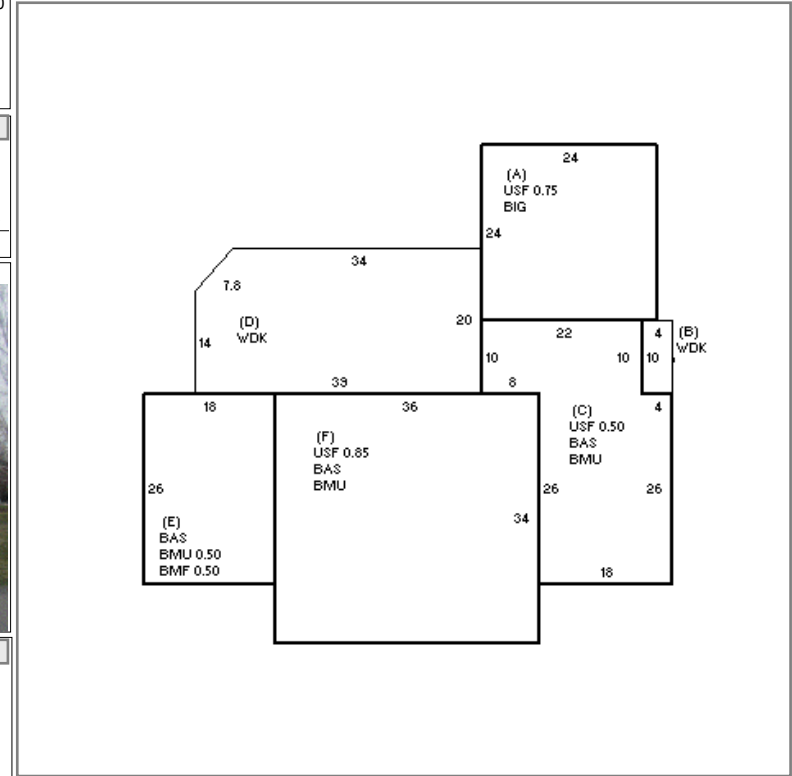
CURRENT OWNER				PARCEL ID				LOCATION				
TURAN KC & SOPHIA L 505 HILLSIDE DR SEWICKLEY, PA 15143				151-24H-JCS8				10 CROSSTREE HLW				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TURAN KC & SOPHIA L				12/04/2019	QS	1,800,000	32518-202					
THE MARY DIANE LYNCH TRUS				05/15/2019	A	1	32022-215					
LYNCH RICHARD J				02/05/2019	A	1	31802-17					
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	R07	1.75		588,960
300	A	0.002	NC	1.00	100	1.00	100	1.00	R07	1.75		70

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	%
21-200	03/19/2020	98	SALES QUESTI				100	100
20-002	03/10/2020	6	Pools etc	68,000	04/07/2021	NF	100	100
	01/02/2020	11	Window Rplc	9,800	04/07/2021	NF	100	100
	02/27/2005	50	Meas & List			RRC	100	100
04-033	01/23/2004	2	Additions	20,000			100	100

DE  
TAC  
HE  
D

TOTAL	40,076 SF	ZONING	R40	FRNT	226	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	589,000	490,800
Inf1	100		BUILDING	2,252,700	1,943,000			
Inf2	100		DETACHED	22,100	21,100			
			OTHER	0	0			
						TOTAL	2,863,800	2,454,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2003	96	14.26	1,200
IPV	A	1.00	10 0.90	2020	512	32.40	14,900
PTD	A	1.00	10 0.90	2020	588	11.30	6,000



B  
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G

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	6/15/2021	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
BMF=WINE ROOM, WET BAR

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,781,124
NET AREA	4,196	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		181.35	104,455	CONDITION ELEM	CD
\$NLA(RCN)	\$663	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	432	2004	460.78	199,057	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	805		137.24	110,478	INTERIOR	A
				ROOF COVER	2	WOOD SHIN	1.01	+	BMU	N	BSMT UNFINISHED	2,146		149.17	320,112	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	2,380	2003	543.03	1,292,406	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	1,384	2003	460.78	637,715	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	BMF	N	BSMT FINISH-SEP	234		255.21	59,718	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		24,383.60	24,384			
								ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471			
				EFF.YR/AGE 2003 / 19													
				COND 19 19 %													
				FUNC 0													
				ECON 0													
				DEPR 19 % GD 81													
				RCNLD \$2,252,700													