

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID					LOCATION						
SNIFFEN SCOTT & TRACEY 625 CHAMPIONSHIP DR OXFORD, CT 06478										6C-33-G6-0					329 RIDGEVALE RD						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										SNIFFEN SCOTT & TRACEY					10/30/2013		U	556,000		277793-10	
										CHATHAM REALTY TRUST					03/28/2012		A	1 26197-136		1 26197-111	
CHATHAM REALTY TRUST					03/28/2012		A		1 26197-111												
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	16,800		SC	1.00	100	1.00	100	1.00	648,750		2.06	100	1.00	VW8	2.50			514,800		

TOTAL	16,800 SF	ZONING	R20	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	514,800	499,700
Inf1	100		BUILDING	291,200	256,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	806,000	756,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2016	WFF
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST	11/3/2016	APK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	11/3/2016	APK

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,868			
NET AREA	1,856	DETAIL ADJ	1.100	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,184		34.70	41,089	CONDITION ELEM	CD			
\$NLA(RCN)	\$178	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,184	1986	135.63	160,580	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	672	1986	115.15	77,382	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	120		66.40	7,968	KITCHEN	V			
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	AGR	N	ATTACHED GARAGE	420		39.61	16,636	BATHS	V			
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	438		29.00	12,702	HEAT	A			
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	G	PTA	N	PATIO/STOOP	176		8.90	1,566	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		5,158.00	5,158						
								ODS	O	OUT DOOR SHWR-A	1		734.00	734						
CAPACITY				UNITS	ADJ													EFF.YR/AGE	2004 / 12	
STORIES				1.75	1.00													COND	12	12 %
ROOMS				0	1.00													FUNC	0	
BEDROOMS				3	1.00													ECON	0	
FULL BATHS				2	1.00													DEPR	12	% GD 88
1/2 BATHS				1	1.00													RCNLD		\$291,200
FIXTURES				8	\$7,053															
UNITS				1	1.00															