

Key: 5856

Town of CHATHAM - Fiscal Year 2018

9/13/2017

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CURRENT OWNER								PARCEL ID				LOCATION						
CREEDON DUNCAN R & NANCY K 4509 S DANTURA AVE TAMPA, FL 33611								6D-1A-C2-0				170 RIDGEVALE RD						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								CREEDON DUNCAN R & NANCY				01/10/2013		QS	359,000		(199387)	
								FORBES BARBARA P				12/01/1984		QS	23,000		(93260)	
N/A								06/01/1917		QS	1 516-17							
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742		SC	1.00	90	0.90	100	1.00	280,260		1.66	100	1.00	R03	1.20		231,550

TOTAL	21,742 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Topo			LAND	231,600	224,800
Infl1	90		BUILDING	165,000	160,300			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						396,600	385,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/23/2012



BLDG COMMENTS

BMF=1BDRM, 1F.BATH

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	2/12/2016	APK
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	1.030
\$NLA(RCN)	\$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$4,939
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	23	SOFTWD/CARPET	1.00
INT. FINISH	25	DRYWLI/OTHER	1.00
HEATING/COOL	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	600		29.00	17,400
B	BMU	N	BSMT UNFINISHED	336		44.98	15,113
B	BMF	N	BSMT FINISH-SEP	336		53.90	18,110
B	BAS	L	BAS AREA	672	1985	140.30	94,279
B	USF	L	UP-STRY FIN	504	1985	119.12	60,035
	GFP	O	GAS LOG/FP/E FP	2		3,092.50	6,185
	MST	O	MASONRY STACK	1		1,028.00	1,028

TOTAL RCN	217,089
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CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1985 / 31
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COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76

RCNLD	\$165,000
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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	%	
05-552	02/10/2006	50	Meas & List			RRC	100	100	
1985038	11/10/2005	99	n/a	5,000			100	100	
	03/18/1985	99	n/a				100	100	

