

Key: 1061

## Town of CHATHAM - Fiscal Year 2021

9/17/2020

9:58 am

SEQ #: 1.186

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                                 |   |          |  |            |      |       |          | PARCEL ID               |      |          |  | LOCATION     |       |      |             |      |              |           |         |
|---------------------------------------------------------------|---|----------|--|------------|------|-------|----------|-------------------------|------|----------|--|--------------|-------|------|-------------|------|--------------|-----------|---------|
| ORCHARD HOUSE LLC<br>40 HERINDEEN LNDG<br>WOODSTOCK, CT 06281 |   |          |  |            |      |       |          | 12B-17A-2               |      |          |  | 378 CEDAR ST |       |      |             |      |              |           |         |
|                                                               |   |          |  |            |      |       |          | TRANSFER HISTORY        |      |          |  | DOS          |       | T    | SALE PRICE  |      | BK-PG (Cert) |           |         |
|                                                               |   |          |  |            |      |       |          | ORCHARD HOUSE LLC       |      |          |  | 04/20/2011   |       | A    | 1 25392-114 |      | 1 11129-193  |           |         |
|                                                               |   |          |  |            |      |       |          | THE ORCHARD HOUSE TRUST |      |          |  | 12/22/1997   |       | A    |             |      |              |           |         |
| KIMBALL                                                       |   |          |  | 07/28/1989 |      | N     | 6824-180 |                         |      |          |  |              |       |      |             |      |              |           |         |
| CD                                                            | T | AC/SF/UN |  | Nbhd       |      | Infl1 |          | Infl2                   |      | ADJ BASE |  | SAF          | Infl3 |      | Lpi         | VC   | CREDIT AMT   | ADJ VALUE |         |
| 100                                                           | S | 22,604   |  | CH         | 1.00 | 90    | 0.90     | 100                     | 1.00 | 687,060  |  | 1.60         | 100   | 1.00 | R09         | 2.75 |              |           | 571,190 |

| TOTAL | 22,604 SF | ZONING | R40      | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS  |
|-------|-----------|--------|----------|------|---|----------|---------|-----------|
| Nbhd  | CHATHAM   | NOTE   | INFL=PAN |      |   | LAND     | 571,200 | 664,700   |
| Infl1 | 90        |        |          |      |   | BUILDING | 384,100 | 383,600   |
| Infl2 | 100       |        |          |      |   | DETACHED | 0       | 0         |
|       |           |        |          |      |   | OTHER    | 0       | 0         |
|       |           |        |          |      |   | TOTAL    | 955,300 | 1,048,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

PHOTO 11/28/2012



## BLDG COMMENTS

generator on site

| BUILDING | CD | ADJ  | DESC              | MEASURE        |           |    |
|----------|----|------|-------------------|----------------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST<br>REVIEW | 1/25/2013 | MR |
| STYLE    | 4  | 1.00 | CAPE [100%]       |                |           |    |
| QUALITY  | +  | 1.20 | PLUS AVE [100%]   |                |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |                |           |    |

|            |       |            |       |
|------------|-------|------------|-------|
| YEAR BLT   | 1997  | SIZE ADJ   | 1.000 |
| NET AREA   | 2,001 | DETAIL ADJ | 1.030 |
| \$NLA(RCN) | \$221 | OVERALL    | 1.000 |

| CAPACITY   | UNITS | ADJ     |
|------------|-------|---------|
| STORIES    | 1.5   | 1.00    |
| ROOMS      | 0     | 1.00    |
| BEDROOMS   | 3     | 1.00    |
| FULL BATHS | 2     | 1.00    |
| 1/2 BATHS  | 1     | 1.00    |
| FIXTURES   | 8     | \$7,910 |
| 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   | 1  | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER  | 13 | HARDWD/CARPET | 1.00 |
| INT. FINISH  | 2  | DRYWALL       | 1.00 |
| HEATING/COOL | 9  | WARM/COOL AIR | 1.03 |
| FUEL SOURCE  | 2  | GAS           | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,401 |      | 46.14     | 64,645  |
| + | BAS | L | BAS AREA        | 1,401 | 1997 | 172.17    | 241,204 |
| B | WDK | N | WOOD DECK       | 396   |      | 39.96     | 15,824  |
| C | OPA | N | OPEN PORCH      | 328   |      | 52.08     | 17,082  |
| F | USF | L | UP-STRY FIN     | 600   | 1997 | 146.15    | 87,689  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 7,092.00  | 7,092   |

| TOTAL RCN      | 441,446 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | G       |
| INTERIOR       | G       |
| KITCHEN        | G       |
| BATHS          | G       |
| HEAT           | A       |
| ELECT          | A       |

|            |            |
|------------|------------|
| EFF.YR/AGE | 2006 / 13  |
| COND       | 13 13 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 13 % GD 87 |
| RCNLD      | \$384,100  |

| 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    | %   |
| 11-447 | 11/04/2011 | 99            | n/a          | 4,000   | 04/06/2012 | MR  | 100    | 100 |
| 97-302 | 04/02/2007 | 50            | Meas & List  |         | 01/02/2007 | RRC | 100    | 100 |
| 97-081 | 08/01/1997 | 2             | Additions    | 4,000   |            |     | 100    | 100 |
| 96-401 | 02/01/1997 | 1             | New Construc | 150,000 |            |     | 100    | 100 |
|        | 12/01/1996 | 9             | Foundation   | 4,500   |            |     | 100    | 100 |

