

Key: 10189

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.424

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MALLOVE ROBIN W & JAMES MALLOVE 175 GREAT NECK RD WATERFORD, CT 06385				47.1-45-0				4 KENNEBEC AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MALLOVE ROBIN W & EASTER FAITH V TRS				11/29/2022	QS	780,000	35509-314				
PERLES JUDITH WEST TR OF				10/09/2020	QS	660,000	33346-318				
				08/06/2002	F	1	15443-69				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
18476	06/07/2018	3	ALT/RENO	6,000			100
09505	10/14/2009	4	DETACH.STRUC	7,000			100
03178	04/03/2003	3	ALT/RENO	16,765	06/23/2003	TL	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	3,200	11	1.00	100	1.00	100	1.00	942,800	9.16	A	HCE	4.00		634,590

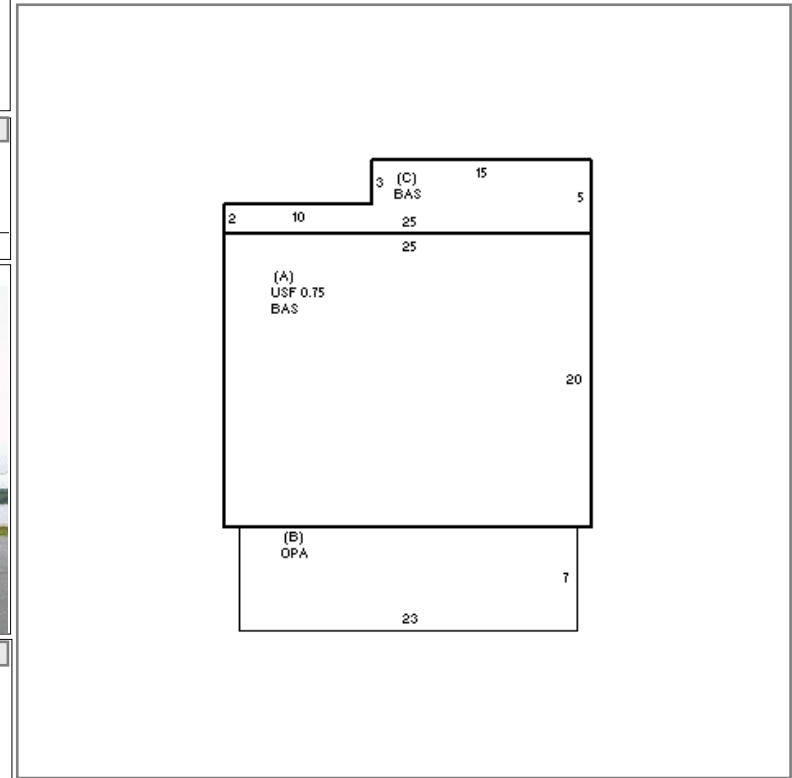
TOTAL	3,180 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	634,600	631,800			
Infl1	AVG		BUILDING	80,700	69,600			
N_Index	AVG		DETACHED	3,800	3,900			
			OTHER	0	0			
TOTAL				719,100	705,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	10 X 23	2009	230	18.28
SHF	A	1.00	50 0.50	6 X 8			0.00



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/24/2018	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/28/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1929	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	100,859
NET AREA	970	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	595	1929	119.60	71,162		
\$NLA(RCN)	\$104	OVERALL	0.540	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	375	1929	60.61	22,727		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	161		36.00	5,796		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		1,173.20	1,173		
				FLOOR COVER	1	HARDWOOD	1.02										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	13	NONE	0.80										
				FUEL SOURCE	8	NONE	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	\$80,700
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