

Key: 10547

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.793

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CARTY JOHN L 12 ARLINGTON RD WEST HARTFORD, CT 06107				50.0-7-0				399 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARTY JOHN L				06/18/2019	QS	650,000	32097-349				
BERK KENNETH J				10/17/2017	QS	600,000	30834-86				
SEBES NICOLE J				05/11/2016	F	1	29643-252				

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	%
16198	03/23/2016	3	ALT/RENO	5,000			100	100


LAND

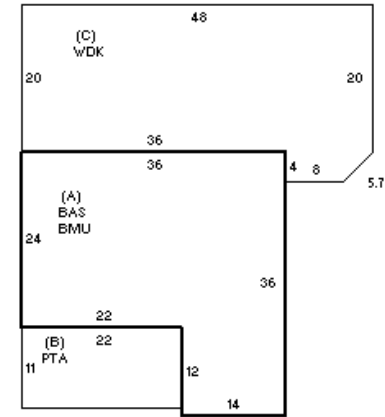
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.074	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		4,820

TOTAL	43,212 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	870,400	770,300			
Infl1	AVG		BUILDING	212,000	197,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,082,400	967,600				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/11/2021





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2018	TL
MODEL	1		RESIDENTIAL	LIST	8/24/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/21/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,852
NET AREA	1,032	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,032		36.64	37,815		
\$NLA(RCN)	\$263	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,032	1965	192.90	199,070		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	242		13.67	3,307		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	1,000		21.46	21,464		
				FLOOR COVER	1	HARDWOOD	1.02	F11	O	FPL 1S 10P	1			8,056.90	8,057		
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	1			2,140.30	2,140		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

TOTAL RCN	271,852
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$212,000