

Key: 108

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 105


LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BORNSTEIN PHILIP R & ELIZABETH A BORNSTEIN 7 WESTBOROUGH DRIVE WEATOGUE, CT 06089				2.3-10-0				12 INDIAN TRAIL				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BORNSTEIN PHILIP R & RICHARDS SCOTT B & LAURA FINK THOMAS C &				01/08/2020 09/15/2005 11/06/1992	QS QS F	670,000 870,000 1	32607-171 20260-61 08292-00164	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,720	1	1.00	100	589,250	4.51	A	1.00	BEX	2.50	410,420

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 %
EXB-23-730	11/17/2023	3	ALT/RENO	19,127			0 0
		3	ALT/RENO		04/20/2023	SL	100 100
B-22-360	12/12/2022	9	DECK	49,273	04/20/2023	SL	100 100
B-21-434	11/28/2021	3	ALT/RENO	69,205	07/05/2022	SL	100 100
B-20-115	05/19/2020	3	ALT/RENO	19,982	02/03/2021	TL	100 100

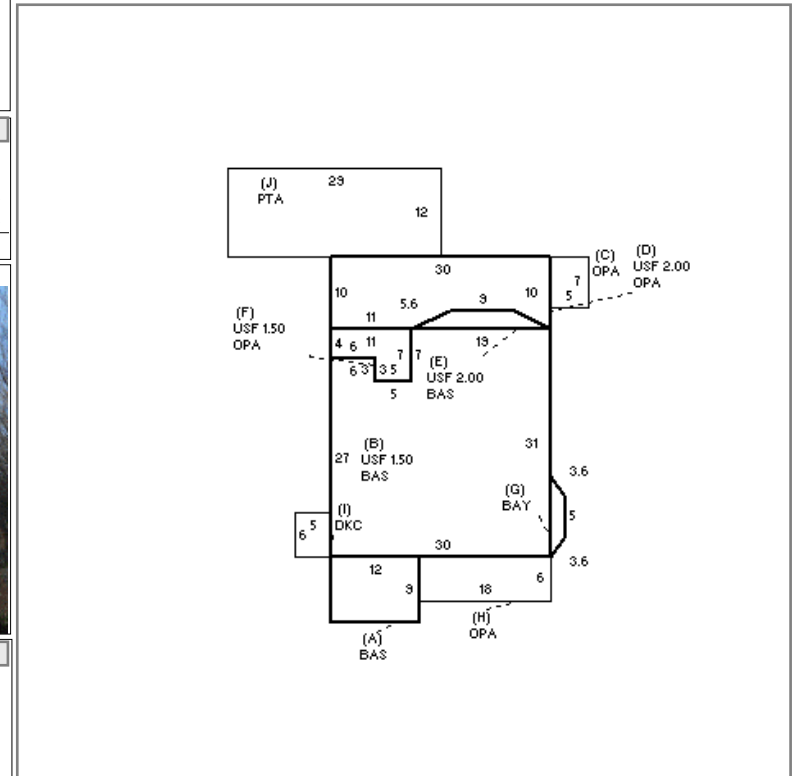
TOTAL	6,708 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	410,400	363,200
Infl1	AVG		LAND	517,800	454,300			
N_Index	AVG		BUILDING	0	0			
						OTHER	0	0
						TOTAL	928,200	817,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2023
									



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/20/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/20/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



DETACHED

BU I L D I N G

YEAR BLT	1909	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,025	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$190	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	UNITS	1.00	ROOF COVER	2	WOOD SHINGLES	1.02
ROOMS	8	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	11		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	50		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	575,323
+	BAS	L	BASE AREA	1,014	1909	218.61	221,668		
+	USF	L	UPPER STORY FIN	1,925	1909	118.40	227,913		
+	OPA	N	OPEN PORCH	467		67.02	31,298		
E	USF	L	UPPER STORY FIN	70	2006	118.40	8,288		
G	BAY	L	BAYWINDOW	16	1909	206.26	3,300		
I	DKC	N	DECK-COMPOSITE	30		71.52	2,146		
J	PTA	N	PATIO	348		15.48	5,389		
	BMF	N	BSMT FINISH	288		66.54	19,163		
	BMU	N	BSMT UNFINISHED	576		52.42	30,194		
	F31	O	FPL 3S 1OP	1		11,414.00	11,414		
	FIX	O	XTRA FIXTURES	6		2,425.22	14,551		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$517,800
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