

Key: 10817

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.094

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAHN J TODD & BRIAN M BALMER 56 OLD CHURCH RD GREENWICH, CT 06830-4820				51.2-7-0				129 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAHN J TODD & MEETINGHOUSE COOP BK				03/29/1996	L	220,000	10123-84				
ROBINSON GILBERT J ET ALS				09/01/1995	F	45,000	N/A-N/A				
				10/27/1994	L	90,000	N/A-N/A				

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	%
B-23-105	06/08/2023	3	ALT/RENO	8,000			0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BA- 2.20	476,070
300	A	0.154	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA- 2.20	5,520

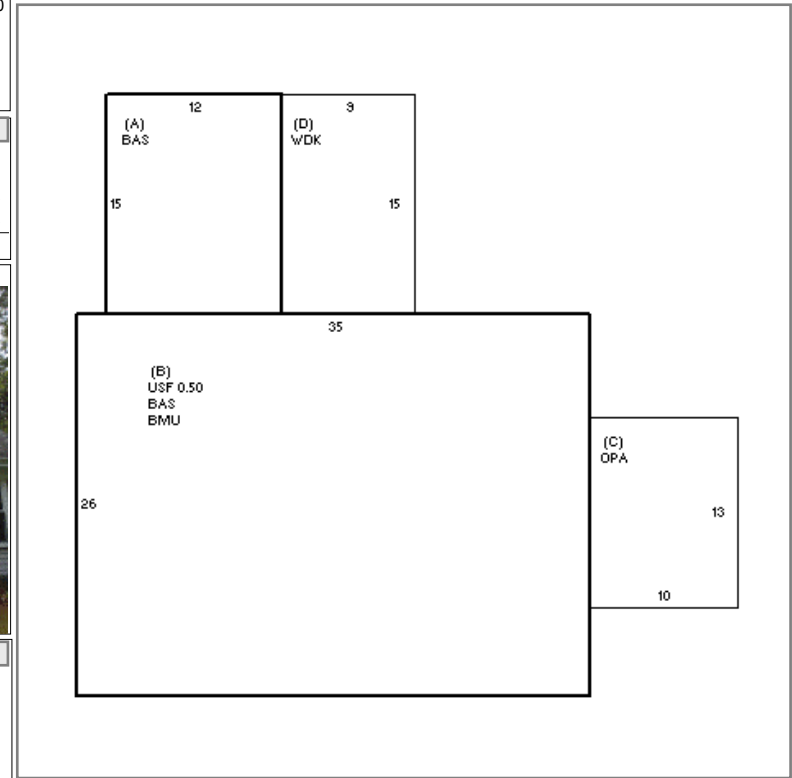
TOTAL	1.072 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE DISTANT HARBOR VIEWS	LAND	481,600	348,700			
Infl1	AVG		BUILDING	279,300	247,200			
N_Index	AVG		DETACHED	5,100	3,900			
			OTHER	0	0			
			TOTAL	766,000	599,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	M	0.70 50 0.50	18 X 20		360	28.42	5,100



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/5/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1926	SIZE ADJ	1.010
NET AREA	1,545	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,090	1926	215.21	234,582
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	910		40.88	37,202
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	455	1926	123.36	56,128
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	130		76.92	10,000
FLOOR COVER	2	SOFTWOOD	1.02	D	WDK	N	WOOD DECK	135		44.30	5,981
INT. FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,989.00	8,989
HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,875.80	9,876
FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	2		2,387.40	4,775
USE	0		1.00								

TOTAL RCN	367,533
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$279,300