Key: 11222

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,524

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEMOINE ANNE A C/O LABREQUE CAROL 23 OVERTON AVE WATERBURY, CT 06705	54.0-36-0	1 PINE HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LABREQUE CAROL	11/22/2023	F	1	36100-286
LEMOINE ANNE A	05/25/1979	F		2923-251

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

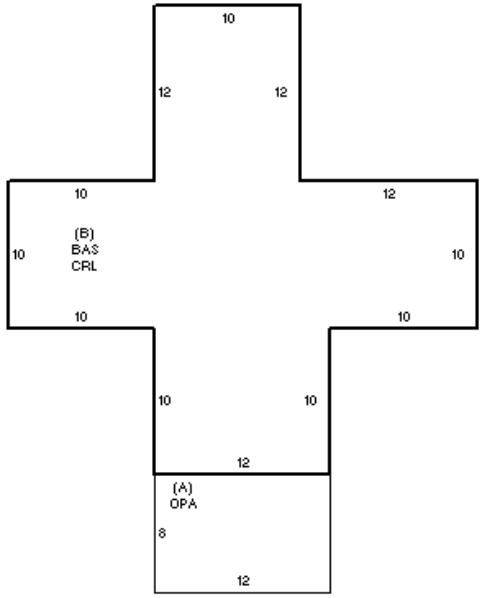
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-699	09/30/2021	3	ALT/RENO	20,797	10/30/2023	TL	100	100
EXB-21-486	07/16/2021	3	ALT/RENO	16,425	06/06/2022	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,021	14 1.00	100 1.00	100 1.00	518,540	1.38	A 1.00	BA- 2.20			427,800

TOTAL	26,005 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	DIRT ROAD		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	427,800	309,800
BUILDING	107,400	95,100
DETACHED	0	0
OTHER	0	0
TOTAL	**535,200**	**404,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/6/2022	SL
LIST	6/6/2022	EST
REVIEW	10/30/2023	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	560	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		71.10	6,826
B	CRL	N	BSMT CRAWL	560		25.42	14,234
B	BAS	L	BASE AREA	560	1950	214.84	120,309

TOTAL RCN	141,369

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			$107,400