

Key: 14412

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.617

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LOCARNO JR DAVID P 4581 ASHER HTS APT 107 COLORADO SPRINGS, CO 80917				3.0-207-0				6 CHAPIN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOCARNO JR DAVID P				04/30/2019	QS	427,500	31986-304				
CROAK RYAN J				01/11/2018	A	350,000	31019-161				
GODFREY RUSSELL S &				05/07/2004	QS	345,000	18564-75				

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 %
20052	01/21/2020	15	INSULATE/WEA	2,400			100 100
05665	09/26/2005	8	POOL	1,500	04/12/2006	TL	100 100
980588	10/05/1998	1	NEW CONSTRUC		10/08/1999	EB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,367 3		1.00	100 1.00	212,130	0.79	A	1.00	R05 0.90		217,870

TOTAL	1.294 Acres		ZONING	2	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE				LAND	217,900	214,200
Infl1	AVG			BUILDING	319,200	282,400			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	537,100	496,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00 10 0.90	24 FT			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2014	REF
MODEL	1		RESIDENTIAL	LIST	10/31/2013	REF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/30/2019	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$205	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	216		63.66	13,751
B	WDK	N	WOOD DECK	504		23.10	11,645
C	BMU	N	BSMT UNFINISHED	864		39.44	34,080
C	BAS	L	BASE AREA	864	1998	214.51	185,335
C	USF	L	UPPER STORY FIN	864	1998	116.45	100,610
	FIX	O	XTRA FIXTURES	4		2,303.50	9,214

TOTAL RCN	354,634
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$319,200

