Key: 2771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,799

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUSARDI RICHARD J & KATHLEEN D LUSARDI 194 SHADOW LAKE RD RIDGEFIELD, CT 06877-1032	14.4-21-0	93 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUSARDI RICHARD J &	03/31/1995	A	173,000	(136796)

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

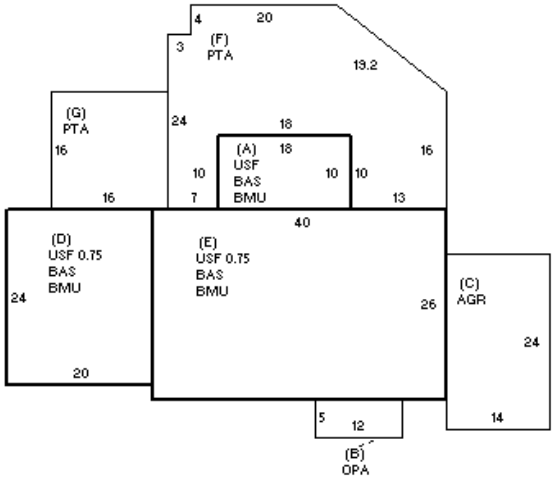
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		07/07/2022	SL	100	100
		3	ALT/RENO		04/23/2020	TL	100	100
05121	02/22/2005	4	DETACH.STRUC	20,000	08/08/2005	TL	100	100
04062	02/13/2004	2	ADDITIONS	200,000	08/08/2005	TL	100	100
03947	12/30/2003	3	ALT/RENO	20,000	06/03/2004	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	26,000	4	1.00	100	1.00	100	1.00	612,820	1.38	A	1.00	BSP	2.60			505,510

TOTAL	26,005 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	505,500	430,200
BUILDING	655,100	579,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,160,600**	**1,009,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/07/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2022	SL
LIST	7/7/2022	EST
REVIEW	7/7/2022	SL

YEAR BLT	1954	SIZE ADJ	0.995
NET AREA	3,020	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,700		35.70	60,689
+	BAS	L	BASE AREA	660	2004	217.38	143,471
+	USF	L	UPPER STORY FIN	1,320	2004	125.17	165,228
B	OPA	N	OPEN PORCH	60		92.26	5,536
C	AGR	N	ATT GARAGE	336		84.03	28,235
E	BAS	L	BASE AREA	1,040	1954	217.38	226,077
+	PTA	N	PATIO	1,038		16.37	16,993
	F21	O	FPL 2S 1OP	1		10,605.60	10,606
	FIX	O	XTRA FIXTURES	7		2,563.90	17,947
	JAC	O	JACUZZI	1		14,784.50	14,785

TOTAL RCN	689,565

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

EFF.YR/AGE	2014 / 8	
COND	5	5 %
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$655,100