

Key: 3106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRADY JOAN M C/O RAHAMAN RHIAN 326 EVERGREEN AVE BROOKLYN, NY 11221				16.0-64-0				21 HEATHER HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAHAMAN RHIAN				04/24/2023	QS	530,000	35745-349				
BRADY JOAN M				01/31/2003	H		16324-318				
BRADY COLIN W &				10/23/1989	A	188,500	6928-120				

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	%
07558	09/14/2007	9	DECK		06/10/2009	TL	100	100
04543	07/19/2004	8	POOL	22,000	09/27/2006	DB	100	100
980173	04/16/1998	3	ALT/RENO	500	03/11/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,107	3	1.00	100	1.00	100	1.00	212,130	1.70	A	1.00	R05	0.90			166,660

TOTAL	20,125 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,700	163,900			
Infl1	AVG		BUILDING	361,700	312,000			
N_Index	AVG		DETACHED	21,100	20,000			
			OTHER	0	0			
			TOTAL	549,500	495,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	V	1.30	10 0.90	16 X 32	2004	512	38.63	17,800
SHF	G	1.20	10 0.90	12 X 16	2004	192	19.14	3,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	10/9/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/24/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,794
NET AREA	2,340	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,254		33.39	41,872	CONDITION ELEM	CD
\$NLA(RCN)	\$196	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,254	1989	196.48	246,384	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,030	108.67	111,927	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	426		22.32	9,510	KITCHEN	A	
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.02	E	BAY	L	BAYWINDOW	16	1989	189.31	3,029	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	40		85.16	3,406	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	OVH	L	OVERHANG	40	1989	189.29	7,571	ELECT	A	
FIXTURES	11	1.00	FUEL SOURCE	1	OIL	1.00		BSF	N	BSMT SEMI-FIN	600		19.22	11,531			
GARAGE CAPACITY	2	1.00	USE	0		1.00		F21	O	FPL 2S 1OP	1		9,207.20	9,207			
% BSMT FINISH	0	1.00						FIX	O	XTRA FIXTURES	6		2,225.93	13,356			
# OF HALF BATHS	1	1.00														EFF.YR/AGE	1998 / 24
# OF UNITS	1	1.00														COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$361,700

