

Key: 3504

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.545

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION              |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| GINTY THOMAS F<br>C/O GINTY THOMAS F &<br>3 COUNTRY WAY<br>DANBURY, CT 06811 |  |  |  | 19.3-66-0  |    |            |              | 15 RIP VAN WINKLE WAY |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                       |  |  |  |
| GINTY THOMAS F &<br>GINTY THOMAS F   |  |  |  | 06/28/2023 | F  | 10         | 35864-264    |                       |  |  |  |
| GINTY THOMAS F &   |  |  |  | 04/07/2022 | A  | 160,000    | 35032-22     |                       |  |  |  |
|  |  |  |  | 06/06/1995 | XX |            | 9698-117     |                       |  |  |  |

| 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    | %   |
| 12125  | 02/28/2012 | 2             | ADDITIONS | 14,125 | 03/16/2015 |    | 100    | 100 |

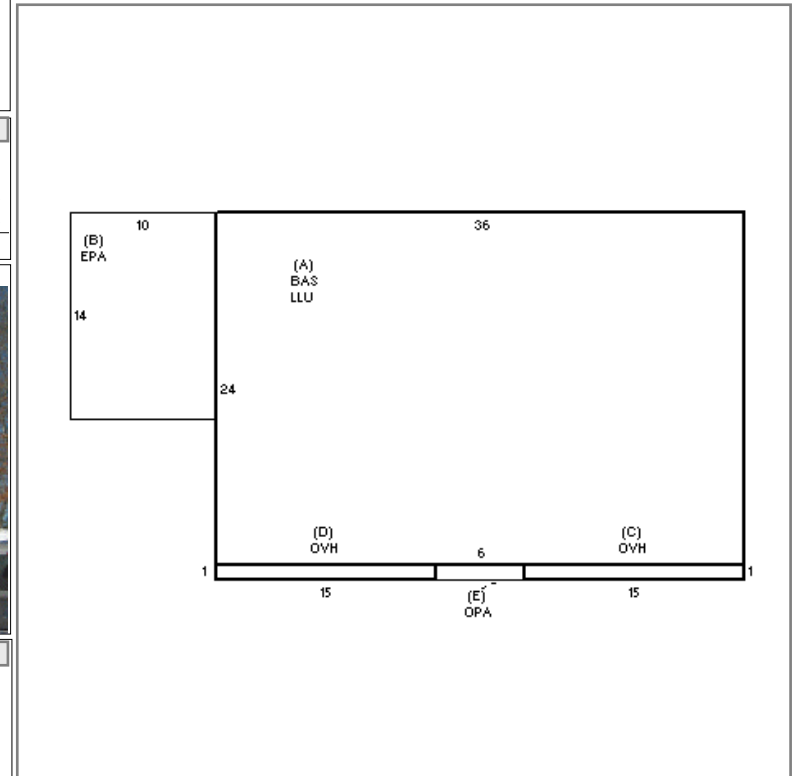
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 11,800 4 | 1.00 | 100   | 1.00    | 235,700  | 2.70 | A    | 1.00 | R03 | 1.00       | 172,140   |

| TOTAL   | 11,805 SF | ZONING | 1        | FRNT    | 77      | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BBAY      | NOTE   |          |         |         | LAND     | 172,100 | 152,400  |
| Infl1   | AVG       |        | BUILDING | 255,700 | 226,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 427,800 | 378,700  |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 1/23/2015 | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 1/23/2015 | TL |
| STYLE    | 2  | 1.00 | RAISED RANCH [100%] | REVIEW  | 3/16/2015 | TL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS

LOADING

| YEAR BLT   | 1969  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN  | 304,389    |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|------------|------------|--|
| NET AREA   | 1,454 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | LLU | N | LOWER LEVEL UNF | 864   |      | 35.77     | 30,907  |            |            |  |
| \$NLA(RCN) | \$209 | OVERALL    | 1.100 | EXT COVER       | 6  | SHAKES         | 1.05 | A | BAS | L | BASE AREA       | 864   | 1969 | 221.41    | 191,296 |            |            |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | EPA | N | ENCLOSED PORCH  | 140   |      | 91.86     | 12,860  |            |            |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | + | OVH | L | OVERHANG        | 30    | 1969 | 202.20    | 6,066   |            |            |  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | E | OPA | N | OPEN PORCH      | 6     |      | 106.07    | 636     |            |            |  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | LLF | N | LOWER LEVEL FIN | 560   | 2015 | 68.89     | 38,581  |            |            |  |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 |   | BMG | O | BSMT GARAGE     | 1     |      | 7,958.40  | 7,958   |            |            |  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 8,952.10  | 8,952   |            |            |  |
|            |       |            |       | USE             | 0  |                | 1.00 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,377.77  | 7,133   |            |            |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE | 2003 / 19  |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND       | 16 16 %    |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC       | 0          |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON       | 0          |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR       | 16 % GD 84 |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD      | \$255,700  |  |