

Key: 4154

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.235

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AALIYAH LLC 2138 SILAS DEANE HWY ROCKY HILL, CT 06067				20.3-89-0				261 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AALIYAH LLC				07/10/2009	QS	760,750	23878-93				
ALLCOTT MANAGEMENT CO					XX		01469-0085				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09678	12/31/2009	7	SIGN	590	09/15/2010	JB	0	100
960038	02/09/1996	7	SIGN	1,200	01/01/1997	PAM	0	100
940193	05/11/1994	3	ALT/RENO		12/29/1994	JS	0	100
900628	11/29/1990	3	ALT/RENO	6,000	12/02/1991	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,000	C-4	1.00	GS 1.00	100	1.00		65	0.85		229,800

TOTAL	14,985 SF	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE			LAND	229,800	221,000
Infl1	GAS STATIONS		BUILDING	504,900	485,500		
N_Index	AVG		DETACHED	171,500	161,200		
			OTHER	0	0		
					TOTAL	906,200	867,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
TN1	E	1.90	10 0.90		8,000	2.66	19,200
TN1	E	1.90	10 0.90		10,000	2.66	23,900
TN1	E	1.90	10 0.90		12,000	2.66	28,700
SP2	S	3.00	20 0.80		36	326.10	9,400
PAV	A	1.00	A 0.75		13,346	1.20	12,000
MPD	L	0.90	10 0.90		2	27,176.58	48,900
SIC	A	1.00	10 0.90	20X30	600	54.50	29,400



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2014	JB
MODEL	5		CIM-5	LIST	4/17/2014	JB
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	4/17/2014	JB
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	631,136
NET AREA	1,900	DETAIL ADJ	2.980	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,900	1947	332.18	631,136		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98										
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1	ADJ	1.00	ROOF COVER	8	TAR & GRAVEL	1.00										
% HEATED	100		1.00	FLOOR COVER	4	ASPH TILE	0.98										
% AIR COND	100		1.03	INT. FINISH	4	WALL BOARD	0.96										
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	140	140	1.40										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	A

EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$504,900