

Key: 5499

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.641

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHEARER FAMILY LLC 1 LOWER ROCKS LN NORWALK, CT 06851-2002				26.2-80-0				23 MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEARER FAMILY LLC				12/10/2010	F		25074-247				
SHEARER FAMILY LLC				10/21/2010	F	1	24925-65				
SHEARER ROBERT C				02/15/2008	F	1	22674-52				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	7	1.00	100	271,055	1.00	A	1.00	R04	1.15	248,850
200	A	0.918	7	1.00	100	108,330	1.00	A	1.00	R04	1.15	99,450
300	A	0.764	7	1.00	100	18,745	1.00	A	1.00	R04	1.15	14,320

DETACHED

TOTAL	2.600 Acres		ZONING	1	FRNT	735	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB		NOTE				LAND	362,600	320,900
Infl1	AVG			BUILDING	290,300	256,900			
N_Index	AVG			DETACHED	18,300	17,300			
				OTHER	0	0			
							TOTAL	671,200	595,100

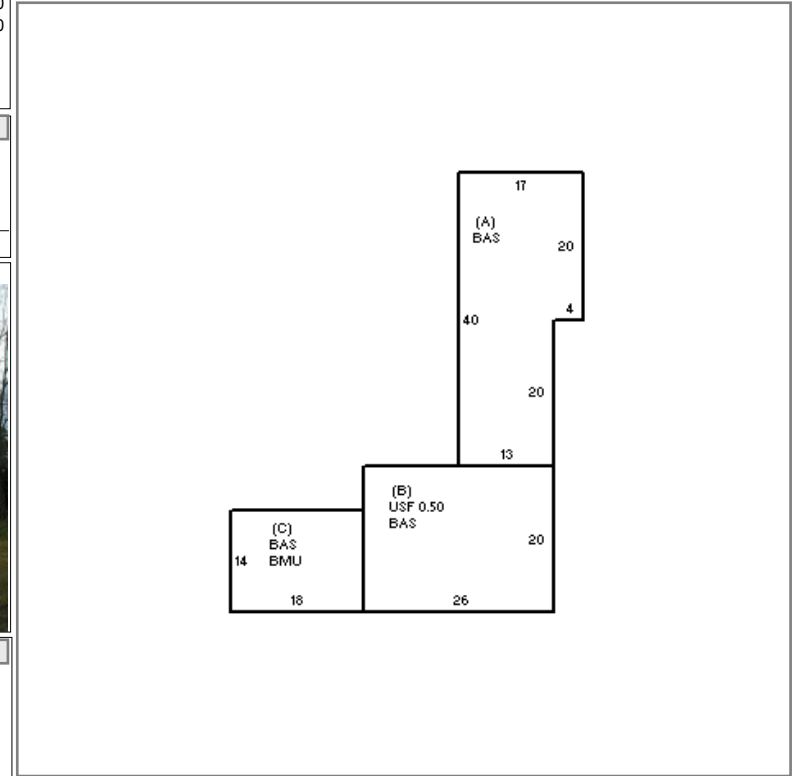
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 10		100	16.90	1,300
GFU	A	1.00	A 0.75 25 X 22		550	41.10	17,000



BUILDING	CD	ADJ	DESC	MEASURE	1/16/2007	TL
MODEL	1		RESIDENTIAL	LIST	1/16/2007	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	3/20/2007	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,632	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,372	1800	231.63	317,798
\$NLA(RCN)	\$234	OVERALL	1.220	EXT COVER	2	CLAPBOARD	1.00	B	USF	L	UPPER STORY FIN	260	1800	135.58	35,252
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	252		75.64	19,061
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		9,879.80	9,880
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP			0.00	
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



BLDG COMMENTS

TOTAL RCN	381,991	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$290,300	