

Key: 5556

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.697

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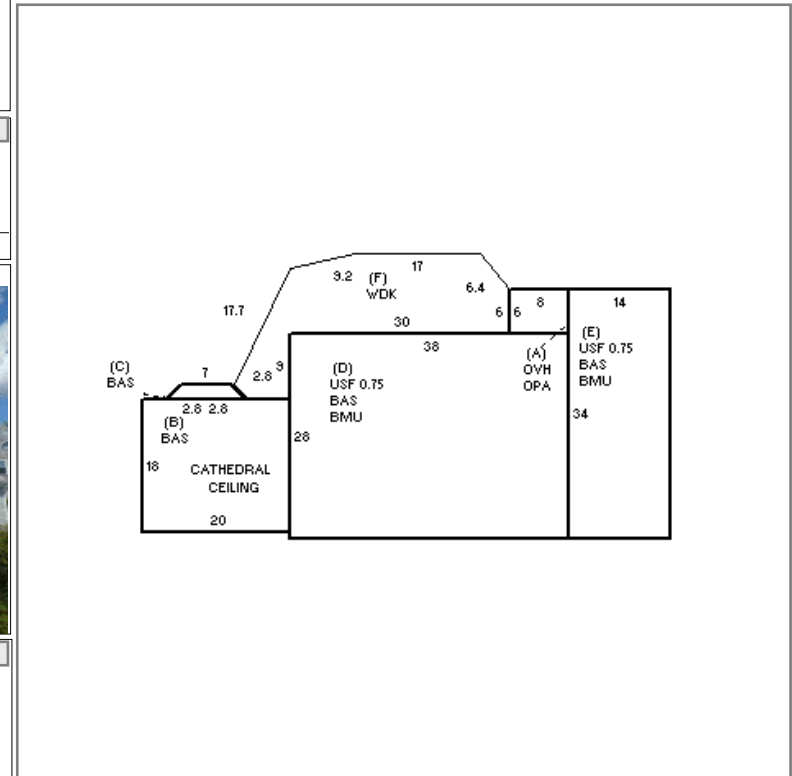
CURRENT OWNER				PARCEL ID				LOCATION				
KECHIJIAN JANICE 22 WILLETS LANE MANHASSET, NY 11030				26.3-2-0				43 BENEDICT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KECHIJIAN JANICE				08/02/2021	F	1	34348-193					
KECHIJIAN PAUL				11/10/2020	F	1	33455-349					
KECHIJIAN PAUL				01/08/1990	XX		7016-23					
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,000	7	1.00	DCK 1.00	100	1.00					1,117,090

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	%
EXB-22-646	09/29/2022	3	ALT/RENO	25,000	08/02/2023	SL	100	100
		12	CYCLICAL		01/24/2018	DB	100	100
980353	06/23/1998	9	DECK	10,000	02/05/1999	JS	100	100
910404	09/12/1991	2	ADDITIONS	50,000	08/09/1994	DMB	100	100

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TOTAL	38,986 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE Chapter 91 License #96-4 Expires 2097	LAND	1,117,100	988,700			
Inf1	DOCK		BUILDING	477,100	402,900			
N_Index	AVG		DETACHED	109,100	73,500			
			OTHER	0	0			
		TOTAL		1,703,300	1,465,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90		240	344.28	74,400
DGF	G	1.20	10 0.90		600	43.60	23,500
CAN	G	1.20	10 0.90		44	5.88	200
SHF	G	1.20	10 0.90		36	21.13	700
FLD	E	1.90	10 0.90		100	114.76	10,300



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BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/1/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/6/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1925	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	611,618		
NET AREA	3,121	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	48		91.08	4,372	CONDITION ELEM	CD		
\$NLA(RCN)	\$196	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	OVH	L	OVERHANG	48	1925	202.45	9,718	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,918	1925	197.99	379,754	INTERIOR	A		
				ROOF COVER	9	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,540		35.71	54,998	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	1,155	1925	116.22	134,239	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	384		23.88	9,169	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		9,847.40	9,847	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,380.53	9,522					
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$477,100