

Key: 5560

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.701

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LOWNEY KAREN A 6 CENTER RD OLD GREENWICH, CT 06870-1806				26.3-6-0				44 BENEDICT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LOWNEY KAREN A				04/15/2005	QS	775,000	19729-21					
LEGG KENNETH D ETUX				05/24/2002	QS	625,000	15191-63					
PORRO DANIEL J &				07/20/1999	QS	360,000	12419-164					
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500 7	1.00	DCK	1.00 100 1.00	707,100	4.08	A	1.00	BEX	3.00	496,180

LAND

TOTAL	7,492 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE			LAND	496,200	439,100	
Inf1	DOCK		BUILDING	318,400	281,700			
N_Index	AVG		DETACHED	35,700	34,100			
			OTHER	0	0			
					TOTAL	850,300	754,900	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10	0.90 8 X 12			0.00	
WDK	A	1.00 10	0.90 8 X 12		96	18.30	1,600
PPD	V	1.30 10	0.90 6 X 12 & 3 X		129	235.56	27,300
FLD	V	1.30 10	0.90 8X12		96	78.52	6,800

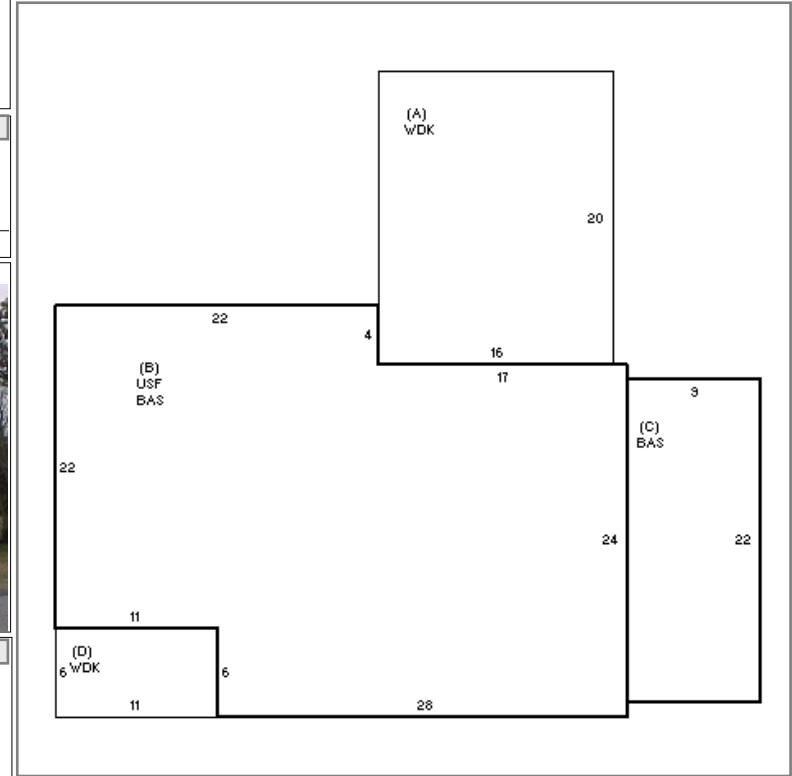


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2016	DB
MODEL	1		RESIDENTIAL	LIST	10/27/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/9/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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 %
10201	04/27/2010	3	ALT/RENO		10/09/2020	TL	100 100
		12	CYCLICAL		02/05/2018	DB	100 100
		9	DECK	14,000	02/25/2015		100 100



LAND

YEAR BLT	1950	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,893
NET AREA	2,114	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	386		22.75	8,783		
\$NLA(RCN)	\$198	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,156	1950	204.50	236,404		
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	958	1950	114.68	109,863		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	320		62.25	19,919		
				FLOOR COVER	1	HARDWOOD	1.02		BMU	N	BSMT UNFINISHED	320		65.40	20,927		
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,384.20	9,384		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	6		2,268.73	13,612		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$318,400