

Key: 6277

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.434

LEGAL

CURRENT OWNER								PARCEL ID				LOCATION			
BALDWIN GEORGE L ETUX PAULA P BALDWIN 1431 COUNTY CLUB ROAD MIDDLETOWN, CT 06457								30.2-174-0				48 EEL POND RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
BALDWIN GEORGE L ETUX								01/27/2012	H	195,000	26033-320				
MASON GARY W								12/28/2011	F	1	25958-154				
MASON CHRISTINE TR								12/28/2011	N		25958-152				

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-21-186	03/17/2021	3	ALT/RENO	2,600			100	100
20080	01/22/2020	3	ALT/RENO	4,500	04/28/2021	TL	100	100
14203	04/02/2014	9	DECK	4,250	04/28/2021	TL	100	100
13663	10/01/2013	3	ALT/RENO	1,000	11/04/2013		100	100
13403	06/26/2013	10	WOODSTOVE	4,000	11/04/2013		100	100

LAND

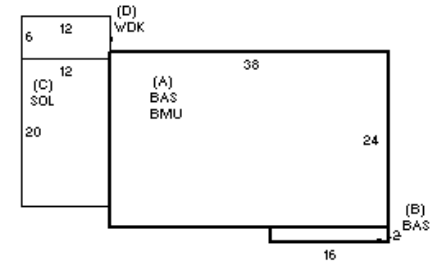
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,500	9	1.00	100	1.00	100	1.00	271,055	2.56	A	1.00	BAV	1.15			199,220

TOTAL	12,502 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	199,200	176,300			
Infl1	AVG		BUILDING	196,700	174,100			
N_Index	AVG		DETACHED	900	900			
			OTHER	0	0			
			<b>TOTAL</b>	<b>396,800</b>	<b>351,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 10X10		100	12.07	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/28/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/28/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1975	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255,515		
NET AREA	944	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		36.82	33,582	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	944	1975	200.25	189,034	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	SOL	N	SOLARIUM	240		87.09	20,901	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	72		54.19	3,902	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 10P	1		8,096.60	8,097	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00								HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A			
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1996 / 26
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$196,700