

Key: 6360

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.513

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AGRESTA JOAN & WILLIAM OCONNELL JR TRS 25 BRIAR BRAE ROAD DARIEN, CT 06820-3003				30.4-30-0				26 MONUMENT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AGRESTA JOAN & WILLIAM				07/11/2002	F	100	15352-230				
OCONNELL WILLIAM F & WILL				11/09/1994	A	1	9439-145				

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	%
B-21-435	12/13/2021	10	WOODSTOVE	3,000			100	100
191165	12/06/2019	3	ALT/RENO	2,560			100	100
07271	05/21/2007	9	DECK		11/04/2009	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,820 9	1.00	100	1.00	1,508,480	4.45	A	1.00	BSP	6.40	1,051,690

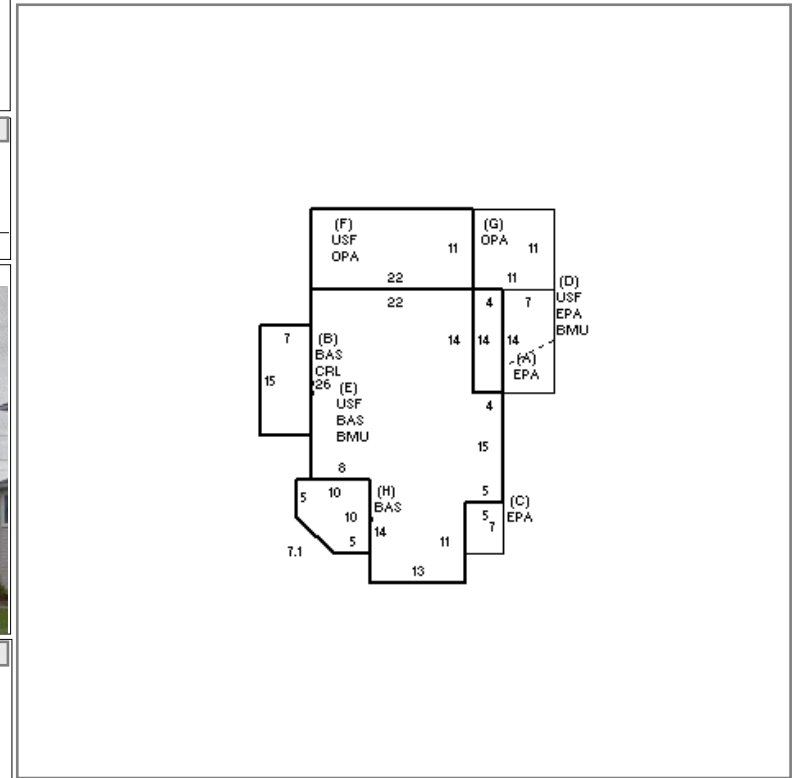
TOTAL	6,820 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N combined with pcl 31; 12/02- per phone call w/Joan O Agresta address changed from 6 Howard Rd ( Mike okayed it. ) T E	LAND	1,051,700	930,800			
Infl1	AVG		BUILDING	394,400	349,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,446,100</b>	<b>1,279,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	TL
MODEL	1		RESIDENTIAL	LIST	4/29/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	4/29/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.005
NET AREA	2,125	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.260
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	EPA	N	ENCLOSED PORCH	189		93.44	17,661
B	CRL	N	BSMT CRAWL	105		43.38	4,555
+	BMU	N	BSMT UNFINISHED	873		46.18	40,311
+	USF	L	UPPER STORY FIN	1,115	1890	131.65	146,795
+	OPA	N	OPEN PORCH	363		74.52	27,052
+	BAS	L	BASE AREA	1,010	1890	243.09	245,518
	F21	O	FPL 2S 1OP	1		11,154.80	11,155

TOTAL RCN	493.047
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$394,400