Key: 6787

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,951

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIVET LYNNE TRS OF THE M LYNNE RIVET REVOCABLE LIVING TRUST 300 GILBERT HWAY FAIRFIELD, CT 06824	31.3-12-0	9 TOWER CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIVET LYNNE TRS OF THE M	09/10/2019	F	1	32283-290
RIVET LYNNE	03/26/2019	F	1	31909-46
RIVET STACEY L	11/18/2009	A	246,000	24173-350

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO-FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		13	OTHER				100	100

LAND

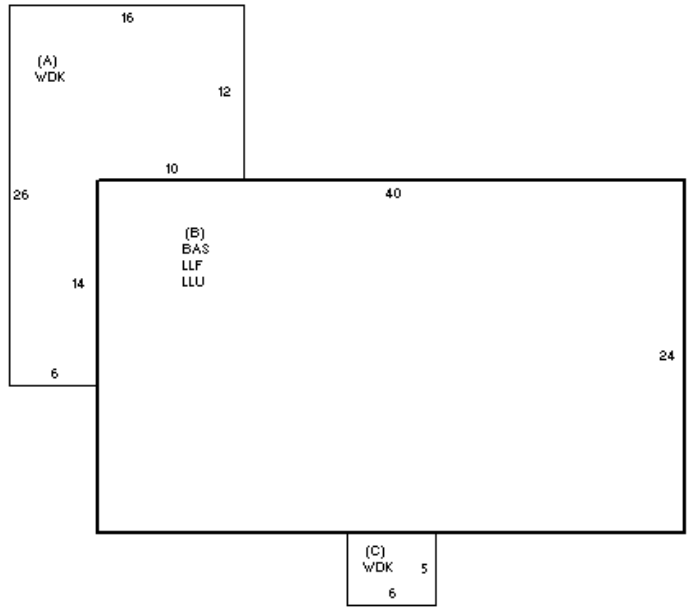
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	9 1.00	100 1.00	100 1.00	235,700	3.13	A 1.00	R04 1.00			169,320

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,300	149,900
BUILDING	222,400	196,800
DETACHED	0	0
OTHER	0	0
TOTAL	**391,700**	**346,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 10/19/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	2/25/2019	BC
LIST	2/25/2019	BC
REVIEW	10/14/2020	RP

YEAR BLT	1961	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
$NLA(RCN)	$152	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	9	COMPOSITION	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	306		20.93	6,403
B	LLU	N	LOWER LEVEL UNF	960		31.39	30,133
B	LLF	L	LOWER LEVEL FIN	960	1961	53.42	51,282
B	BAS	L	BASE AREA	960	1961	194.28	186,507
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	5		2,086.36	10,432

TOTAL RCN	292,613

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			$222,400