

Key: 8127

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.293

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOARDMAN ANN C 8 COPPER HILL TERRACE E GRANBY, CT 06026-9510				38.3-151-0				31 ROBIN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOARDMAN ANN C				12/18/1996	QS	300,000	10530-336				

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	%
09478	10/02/2009	12	CYCLICAL		03/06/2018	DB	100	100
07614	11/09/2007	3	ALT/RENO		11/17/2009	TL	100	100
		4	DETACH.STRUC		09/18/2008	DB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,800	11	1.00	100	1.00	100	1.00	942,800	1.66	A	1.00	REX	4.00			745,060

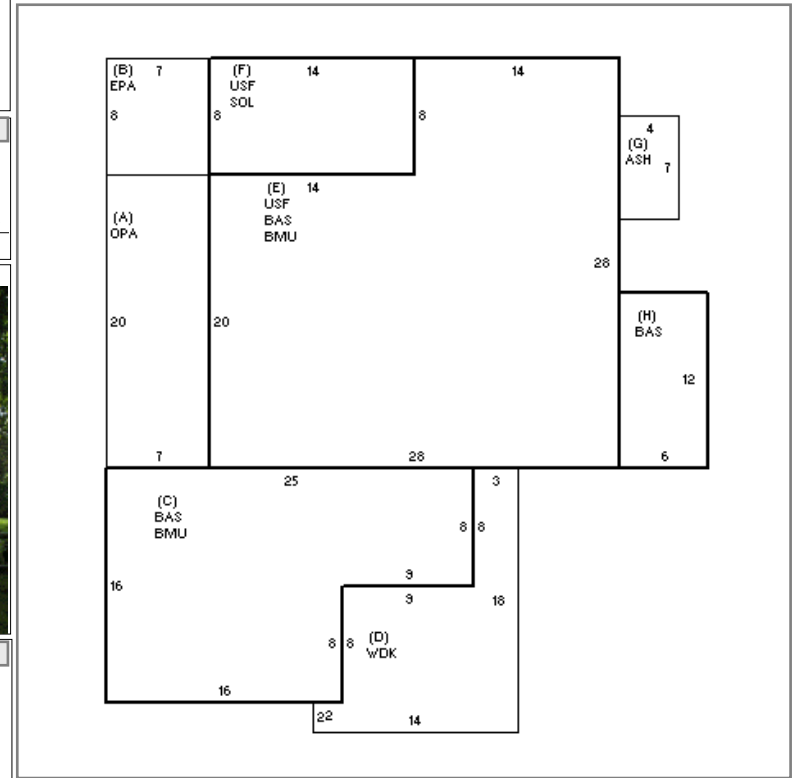
TOTAL	20,822 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Float & PPD in Pocasset River Chapter 91 License #82-3 Expires 2094 / marshlands	LAND	745,100	659,400			
Infl1	AVG		BUILDING	314,600	278,400			
N_Index	AVG		DETACHED	37,300	35,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,097,000</b>	<b>973,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	50 0.50 4X90		380	181.20	34,400
SHF	A	1.00	50 0.50 8 X 12			0.00	
FLD	A	1.00	50 0.50 12X8		96	60.40	2,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/19/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/19/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	1.010
NET AREA	1,856	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	140		77.13	10,798
B	EPA	N	ENCLOSED PORCH	56		113.96	6,382
+	BMU	N	BSMT UNFINISHED	1,000		40.99	40,991
D	WDK	N	WOOD DECK	148		44.42	6,574
+	USF	L	UPPER STORY FIN	784	1929	122.23	95,829
F	SOL	N	SOLARIUM	112		115.45	12,931
G	ASH	N	ATT SHED	28		27.94	782
+	BAS	L	BASE AREA	1,072	1929	215.80	231,333
F21	O	FPL	2S 1OP	1		9,902.50	9,903
FIX	O	XTRA	FIXTURES	4		2,393.83	9,575

TOTAL RCN	425,098
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	O
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$314,600