

Key: 8178

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.340

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAMAD SAMUEL L ETUX BERNADETTE V HAMAD & CHARLES D HAMAD 261 HINMAN LANE SOUTHURY, CT 06488				38.3-207-0				29 KENDRICK LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HAMAD SAMUEL L ETUX BERNA				07/10/2013	QS	325,250		27529-244			
MITCHELL JOSEPH &				04/19/2002	QS	227,500		15065-39			
HALDT HARRY PEALE JR TR A				06/17/1998	QS	117,000		11509-88			

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	%
990352	06/18/1999	12	CYCLICAL		06/13/2016	TL	100	100
		3	ALT/RENO	3,000	10/04/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	7,875	11	1.00	100	1.00	100	1.00	589,250	3.90	A	1.00	BA+ 2.50		414,960

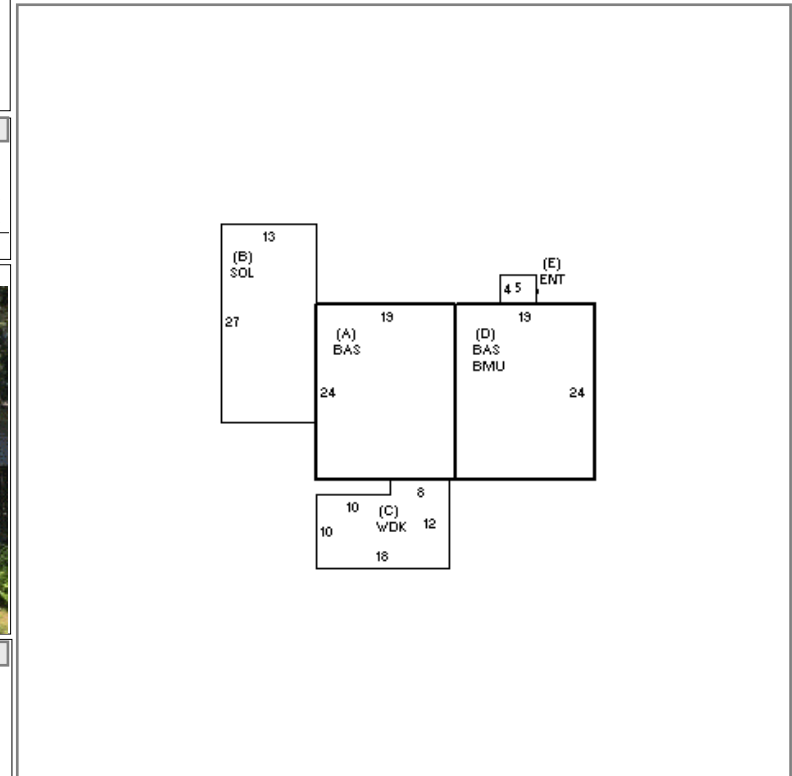
TOTAL	7,884 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	415,000	323,200			
Infl1	AVG		BUILDING	186,800	165,300			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
TOTAL				603,400	490,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 16		128	16.42	1,600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/10/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	1935	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	245,768
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	912	1935	200.25	182,626	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	SOL	N	SOLARIUM	351		87.08	30,567	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	196	35.32	6,922	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	456		46.48	21,196	KITCHEN	A	
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	ENT	N	ENCLOSED ENTRY	20		115.32	2,306	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		2,150.90	2,151	HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
FIXTURES	6	1.00	FUEL SOURCE	2	GAS	1.00											
GARAGE CAPACITY	0	1.00	USE	0		1.00											
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$186,800