

Key: 8909

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.104

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CODEANNE CHRISTOPHER ETUX KATHERINE L CODEANNE 240 BACK LANE WETHERSFIELD, CT 06109				42.4-12-0				349 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CODEANNE CHRISTOPHER ETUX				03/12/2010	QS	600,000	24417-104				
PALUMBO JOSEPH H JR &				04/10/2007	F	1	21929-170				
PALUMBO JOSEPH H JR ETUX				09/28/1992	XX		08223-00174				

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-23-323	11/22/2023	3	ALT/RENO	85,000			0 0
930110	03/30/1993	3	ALT/RENO	1,600	12/23/1993	JS	100 100
910389	09/12/1991	2	ADDITIONS	350	02/01/1992	HS	100 100

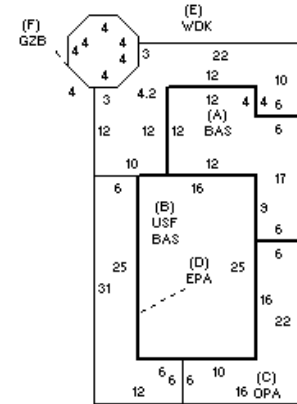
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,040	11	1.00	100	1.00	100	1.00	942,800	5.92	A	HCE 4.00	646,130

TOTAL	5,053 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E beautiful view- nice grassy area; also owns parcel 8 on water Sent Letters 6/14/2010	LAND	646,100	643,300			
Infl1	AVG		BUILDING	184,700	163,500			
N_Index	AVG		DETACHED	14,300	13,600			
			OTHER	0	0			
			TOTAL	845,100	820,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	12 X 20	240	56.32	12,200
SHF	G	1.20	10 0.90	10 X 12	120	19.71	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/4/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/4/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,036	
NET AREA	1,046	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	646	1900	228.63	147,694	CONDITION ELEM	CD	
\$NLA(RCN)	\$232	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	400	1900	121.96	48,783	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	192	72.44	13,909	INTERIOR	A	
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	EPA	N	ENCLOSED PORCH	222	72.30	16,052	KITCHEN	A	BATHS	A	
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	281	28.71	8,067	BATHS	A	HEAT	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	GZB	N	GAZEBO	77	80.14	6,170	HEAT	A	ELECT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	1	2,360.80	2,361	ELECT	A			
BATHROOMS	1	1.00	FUEL SOURCE	2	GAS	1.00												
FIXTURES	6	1.00	USE	0		1.00												
GARAGE CAPACITY	1	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	\$184,700	