

Key: 9080

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.281

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCNAMARA LYNN A TRS LYNN A MCNAMARA 2012 TRUST 230 BACK LANE WETHERSFIELD, CT 06109				43.1-72-0				58 SALT MARSH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNAMARA LYNN A TRS				01/03/2018	F	10	(215092)				
MCNAMARA MARTIN J &				02/16/2000	QS	365,000	(156644)				
PRETE IRENE				09/10/1990	XX	271-0037					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10547	09/16/2010	3	ALT/RENO		04/04/2018		100	100
07492	08/14/2007	9	DECK	4,000	11/03/2009	TL	100	100
200291	05/15/2000	3	ALT/RENO	31,000	09/20/2001	TL	100	100
970218	05/06/1997	9	DECK	2,000	05/20/1998	JS	100	100

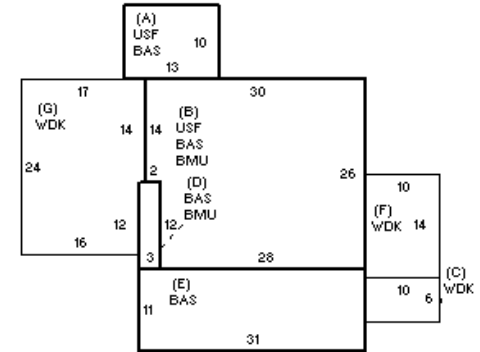
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,140	11	1.00	100	1.00	100	1.00	518,540	3.09	A	1.00	BA-	2.20			372,980

TOTAL	10,149 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	373,000	330,100			
Infl1	AVG		BUILDING	368,800	326,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	59,500	53,600			
			TOTAL	801,300	710,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2001	EB
MODEL	1		RESIDENTIAL	LIST	10/9/2001	EB
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1920	SIZE ADJ	1.005
NET AREA	2,149	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BAS	L	BASE AREA	922	1920	210.27	193,869
+	USF	L	UPPER STORY FIN	886	1920	120.41	106,687
+	BMU	N	BSMT UNFINISHED	792		51.49	40,780
+	WDK	N	WOOD DECK	598		23.89	14,287
E	BAS	L	BASE AREA	341	2000	210.27	71,702
	F21	O	FPL 2S 1OP	1		9,853.40	9,853
	FIX	O	XTRA FIXTURES	3		2,382.17	7,147

TOTAL RCN	444,324	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$368,800	

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TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

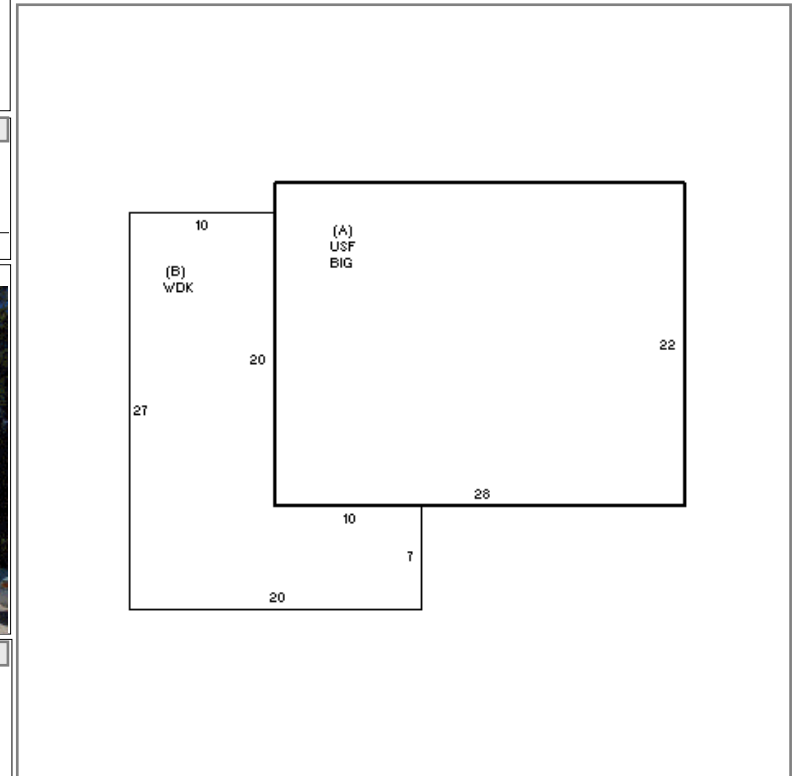
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	59,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2009	TL
MODEL	1		RESIDENTIAL	LIST	10/9/2001	EB
STYLE	13	0.85	CONVERSION [100%]	REVIEW	11/3/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1920	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	104,359	
NET AREA	616	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	616		63.19	38,924	CONDITION ELEM	CD	
\$NLA(RCN)	\$169	OVERALL	0.840	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	616	1920	93.16	57,389	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	340		18.30	6,222	INTERIOR		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		1,825.00	1,825	KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS		
				INT. FINISH	5	OTHER	1.00									HEAT		
				HEATING/COOLING	99	NONE	1.00									ELECT		
				FUEL SOURCE	8	NONE	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	1976 / 46
																	COND	43 43 %
																	FUNC	0
																	ECON	0
																	DEPR	43 % GD 57
																	RCNLD	\$59,500