Key: 9432

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,650

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOLBABAI MEHRAN ETUX CAROLYN J GOLBABAI 16 PIERCE BLVD WINDSOR, CT 06095-1787	43.3-147-1	35 PENOBSCOT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOLBABAI MEHRAN ETUX	06/18/2010	A	247,000	24627-323
BARBOTTA KRISTEN S EXECUT	05/26/2010	F		24576-147/8
CALARESE PHYLLIS TR PHYLL	07/30/2008	F	1	23071-70

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	%
		3	ALT/RENO		05/22/2023	SL	100	100
B-22-241	08/05/2022	9	DECK	15,000	01/23/2023	TL	100	100
SR-22-30	07/06/2022	4	DETACH.STRUC	7,000	01/23/2023	TL	100	100
10341	06/15/2010	3	ALT/RENO	5,000			100	100
04450	06/17/2004	3	ALT/RENO	2,000	06/12/2005	TL	100	100

LAND

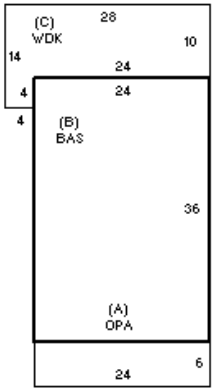
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	518,540	5.97	A 1.00	BA- 2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: NO VIEW

ASSESSED	CURRENT	PREVIOUS
LAND	355,200	314,400
BUILDING	160,200	109,800
DETACHED	0	0
OTHER	0	0
TOTAL	**515,400**	**424,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 10	2022		0.00	

PHOTO 05/22/2023

BLDG COMMENTS

BUILDING

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

MEASURE	5/22/2023	SL
LIST	5/22/2023	EST
REVIEW	7/6/2023	RP

YEAR BLT	1973	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	13	HARDWOOD-W/W	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	144		68.58	9,876
B	BAS	L	BASE AREA	864	1973	198.23	171,267
C	WDK	N	WOOD DECK	296		25.89	7,663
	BMU	N	BSMT UNFINISHED	432		46.01	19,877
	CRL	N	BSMT CRAWL	576		25.68	14,791
	FIX	O	XTRA FIXTURES	1		2,129.10	2,129

TOTAL RCN	225,603

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1990 / 32	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$160,200