

Key: 9440

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.658

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHITCOMB JONATHAN TRS WHITCOMB NOM TRUST 2011 107 FOX RUN RD NEW CANAAN, CT 06840				43.3-155-0				573 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)				
WHITCOMB JONATHAN TRS				10/24/2022	F	1	35438-336				
WHITCOMB RICHARD M & JONA				10/20/2022	F	1	35433-310				
WHITCOMB RICHARD M & BARB				02/19/2013	F	100	27137-193				

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	%
11388	07/12/2011	9	DECK	5,400	05/02/2018	TL	100	100
01417	07/12/2001	1	NEW CONSTRUC	200,000	03/20/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,500	11	1.00	100	1.00	100	1.00	942,800	4.08	A	1.00	HCE	4.00			661,570

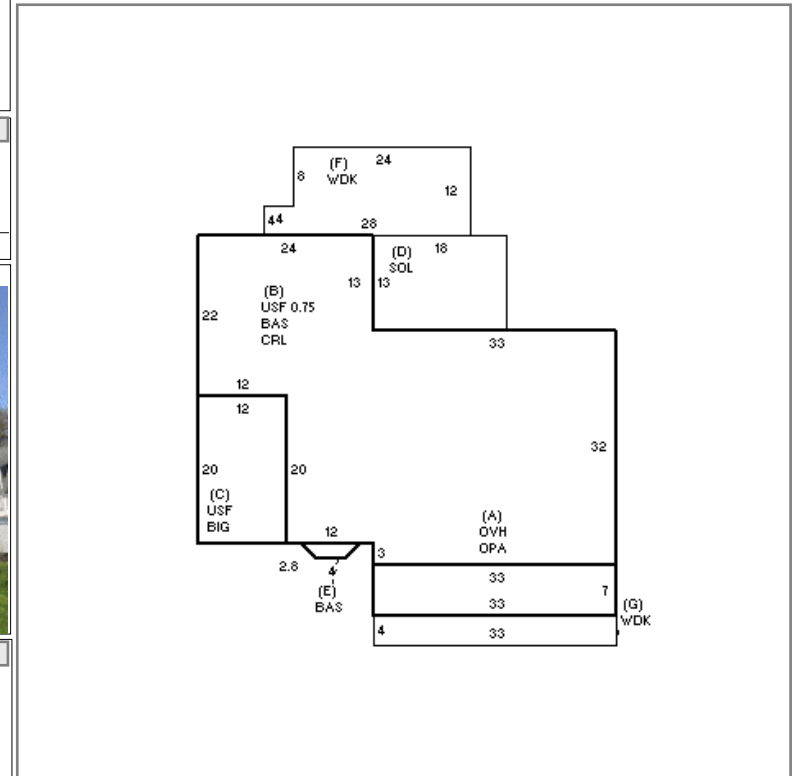
TOTAL	7,492 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	661,600	658,700			
Infl1	AVG		BUILDING	655,800	587,300			
N_Index	AVG		DETACHED	600	600			
			OTHER	0	0			
TOTAL			TOTAL	1,318,000	1,246,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 8			0.00	
SHF	A	1.00	A 0.75 8 X 12			0.00	
PTD	G	1.20	10 0.90		120	5.64	600



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/27/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/27/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,675	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	231		69.74	16,111
\$NLA(RCN)	\$212	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	OVH	L	OVERHANG	231	2001	214.61	49,575
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	1,824		19.61	35,769
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,608	2001	123.21	198,115
				FLOOR COVER	1	HARDWOOD	1.02	C	BIG	N	BUILT-IN GARAGE	240		104.92	25,182
				INT. FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	234		102.20	23,914
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	BAS	L	BASE AREA	1,836	2001	209.89	385,354
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	436		25.31	11,036
				USE	0		1.00	F21	O	FPL 2S 1OP	1		10,438.90	10,439	
								FIX	O	XTRA FIXTURES	7		2,523.60	17,665	
								GFP	O	GAS FIREPLACE	1		7,584.20	7,584	



CAPACITY			UNITS	ADJ
STORIES	1.75	1.00		
ROOMS	9	1.00		
BEDROOMS	4	1.00		
BATHROOMS	3	1.00		
FIXTURES	12	1.00		
GARAGE CAPACITY	1	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

TOTAL RCN	780,743	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$655,800	