Key: 9512

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,734

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FREDRICKSON JEAN & NANCY BURROUGHS 216 ALLERTON ROAD NAUGATUCK, CT 06770	43.3-241-0	1 BELL BUOY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FREDRICKSON JEAN &	11/06/2017	F		30878-94
FREDRICKSON JEAN &	09/19/2012	F		26685-148
FREDRICKSON JEAN &	12/01/2011	J	166,667	25885-79

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	%
14626	07/30/2014	2	ADDITIONS	175,000	10/21/2016	TL	100	100
08357	07/10/2008	3	ALT/RENO	2,692	10/21/2016	TL	100	100
08126	04/10/2008	3	ALT/RENO	5,600	10/21/2016	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	4,150	11 1.00	100 1.00	100 1.00	942,800	7.13	A 1.00	HCE 4.00			640,540

TOTAL	4,138 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

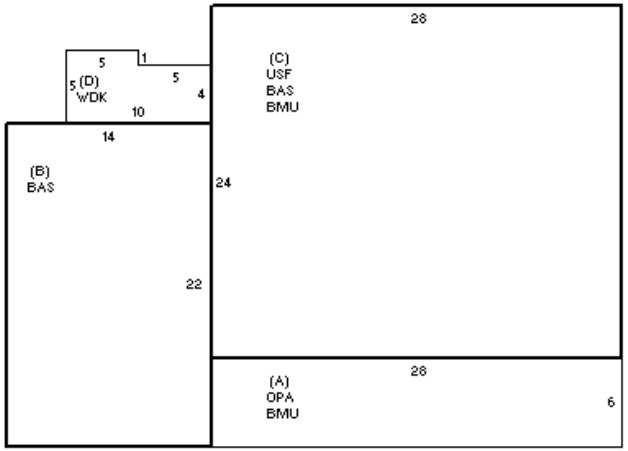
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	640,500	637,800
BUILDING	249,200	220,500
DETACHED	0	0
OTHER	0	0
TOTAL	**889,700**	**858,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/21/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2016	TL
LIST	10/21/2016	TL
REVIEW		

YEAR BLT	1909	SIZE ADJ	1.010
NET AREA	1,652	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	840		37.57	31,556
A	OPA	N	OPEN PORCH	168		67.33	11,312
+	BAS	L	BASE AREA	980	1909	204.29	200,207
C	USF	L	UPPER STORY FIN	672	1909	112.02	75,276
D	WDK	N	WOOD DECK	45		65.29	2,938
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN 327,870

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $249,200