Key: 9700

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,932

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIVET M LYNNE TRS OF M LYNNE RIVET REVOC LIV TRUST 300 GILBERT HWAY FAIRFIELD, CT 06824	44.0-41-0	34 FOSTER HOWARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIVET M LYNNE TRS OF	09/21/2015	F	1	29150-170
RIVET M LYNNE	12/14/1993	A	117,000	08944-00136

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO-FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		10/07/2015	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	14 1.00	100 1.00	100 1.00	235,700	1.52	A 1.00	R04 1.00			189,710

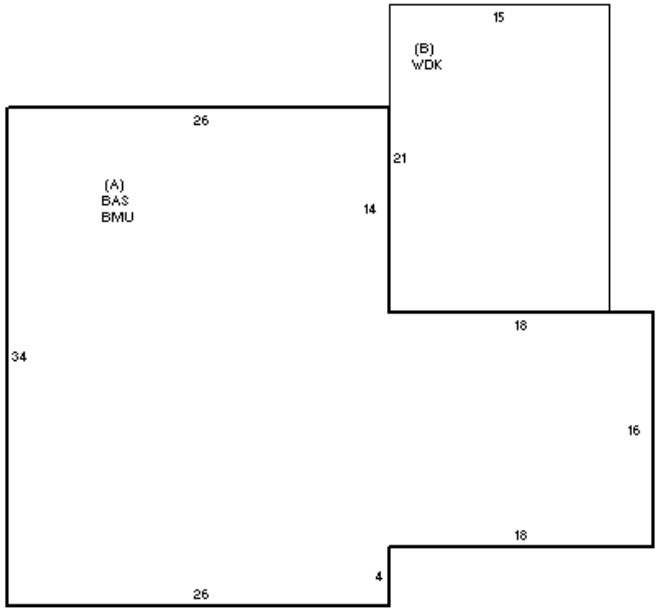
TOTAL	23,000 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	189,700	167,900
BUILDING	267,200	236,400
DETACHED	16,500	15,700
OTHER	0	0
TOTAL	**473,400**	**420,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100
DGF	A 1.00	10 0.90	16 X 26		416	38.49	14,400

PHOTO 10/22/2015



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	10/7/2015	SW
LIST	10/7/2015	SW
REVIEW	9/29/2016	TL

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,172	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
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	BMU	N	BSMT UNFINISHED	1,172		37.01	43,378
A	BAS	L	BASE AREA	1,172	1986	194.85	228,359
B	WDK	N	WOOD DECK	315		21.68	6,829
	BMF	N	BSMT FINISH	620		44.47	27,573
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485
	KIT	O	EXTRA KITCHEN	1		5,098.30	5,098

TOTAL RCN	325,860

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$267,200