

Key: 10020

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.251

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KEUSSEYAN KHOREN & DORIEN TRS & VIKEN KEUSSEYAN 14 APACHE TRAIL ARLINGTON, MA 02474				44.4-2-0				94 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEUSSEYAN KHOREN & DORIEN				08/30/2021	F	1	34421-98				
KEUSSEYAN KHOREN & DORIEN				01/18/2001	QS	203,000	13494-134				
KALOUSTIAN SYLVIA				04/27/1998	X		11381-304				

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	%
EXB-22-400	06/30/2022	3	ALT/RENO	7,600			100	100


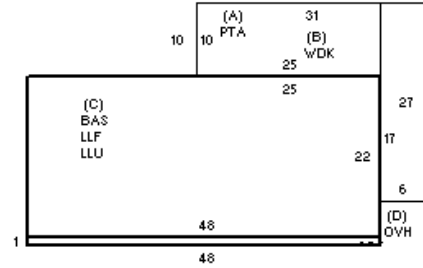
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,657	11	1.00	100	1.00	100	1.00	341,765	2.10	A	1.00	PEX	1.45			258,370

TOTAL	15,638 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	258,400	228,700			
Infl1	AVG		BUILDING	246,600	218,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	505,000	447,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2002

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/2/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,258
NET AREA	2,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	250		13.39	3,348	CONDITION ELEM	CD
\$NLA(RCN)	\$148	OVERALL	0.980	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	412		21.04	8,667	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	1,056		31.56	33,322	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	1,056	1972	53.70	56,710	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	1,056	1972	189.07	199,655	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	OVH	L	OVERHANG	48	1972	178.37	8,562	HEAT	A
				HEATING/COOLING	5	ELECTRIC BB	0.98	F11	O	FPL 1S 1OP	1		7,896.90	7,897	ELECT	A	
				FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	1		2,097.80	2,098			
				USE	0		1.00										

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$246,600