

Key: 10065

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.296

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MOLLOY JAMES F TR 2 WESTVIEW ST REALTY TRUST 16 TABOR PLACE BROOKLINE, MA 02445				45.0-5-0				2 WESTVIEW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOLLOY JAMES F				01/20/2012	F	1	26019-57				
MOLLOY JAMES F & MICHAEL				11/26/2008	A	400,000	23287-184				
MOLLOY JULIE C & JOHN C J				08/25/2006	F	10	21301-209				

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	%
05424	06/22/2005	3	ALT/RENO	5,000	08/23/2007	DB	100	100
910426	09/23/1991	6	FENCE	900	02/01/1992	HS	100	100

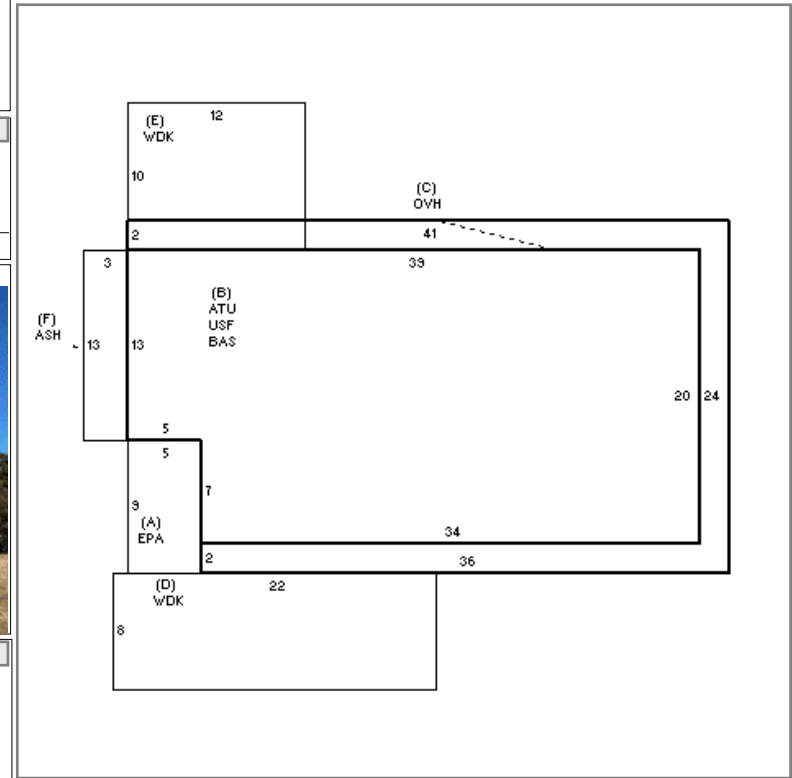
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,573	12	1.00	100	1.00	100	1.00	1,343,490	2.74	A	1.00	WNE	5.70		979,190

TOTAL	11,587 SF	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	979,200	866,600			
Infl1	AVG		BUILDING	270,300	239,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,249,500	1,105,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.010
NET AREA	1,684	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	45		116.90	5,261
EXT COVER	10	VERT BOARD	1.00	B	BAS	L	BASE AREA	745	1955	210.42	156,762
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	745	1955	110.92	82,634
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	745		42.61	31,741
FLOOR COVER	35	W/W-VINYL	1.00	C	OVH	L	OVERHANG	194	1955	184.74	35,839
INT. FINISH	3	WOOD PANEL	0.98	+	WDK	N	WOOD DECK	296		26.42	7,820
HEATING/COOLING	9	WARM-COOL AIR	1.03	F	ASH	N	ATT SHED	39		25.37	990
FUEL SOURCE	2	GAS	1.00	F	ASH	N	FPL 1S 10P	1		8,179.20	8,179
USE	0		1.00	F	FIX	O	XTRA FIXTURES	4		2,172.30	8,689

TOTAL RCN	337,915
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$270,300