

Key: 10211

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.446

LEGAL

LAND

DETACHED

BUILDING

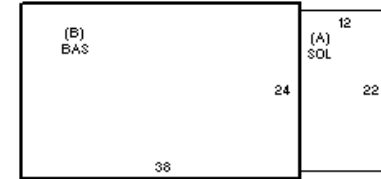
CURRENT OWNER				PARCEL ID				LOCATION			
BANNISTER JOHN A ETUX FAITH A BANNISTER 30 COLONIAL RD MEDFIELD, MA 02052				47.1-67-0				53 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANNISTER JOHN A ETUX				10/19/2015	QS	322,000	29210-211				
STEELE LEE G &				10/19/2015	F		29210-209				
STEELE ANNE M				02/10/1989	XX		1617-322				

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	%
16195	03/23/2016	15	INSULATE/WEA	1,300				100
04595	08/05/2004	3	ALT/RENO	1,500	10/07/2004	TL		100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	11	1.00	100	1.00	100	1.00	518,540	4.23	A	1.00	BA-	2.20			362,830

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	362,800	321,100			
Infl1	AVG		BUILDING	166,400	147,300			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
				TOTAL	531,000	470,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	6 X 20		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/11/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/27/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
A	SOL	N	SOLARIUM	264		85.32	22,526
B	BAS	L	BASE AREA	912	1950	196.20	178,937
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	213,344
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$166,400