

Key: 10216

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.451

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SHEA KEVIN ETUX SHEILA G SHEA PO BOX 3054 POCASSET, MA 02559-3054				47.1-73-0				52 CEDAR POINT DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SHEA KEVIN ETUX				08/12/2009	A	280,000	23959-277	
SHEA PETER D & JANE				01/22/2004	F	100	18149-241					
SHEA PETER D EXEC				06/13/2003	X		17085-298					

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 %
17953	11/27/2017	15	INSULATE/WEA	2,268			100 100
15652	08/05/2015	3	ALT/RENO	16,000			100 100
13848	12/02/2013	15	INSULATE/WEA	6,000	01/13/2014		100 100

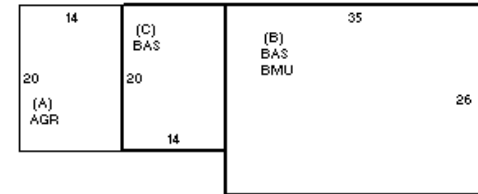
LAND

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	518,540	4.23	A	1.00	BA-	2.20	362,830

DETAILED

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	362,800	321,100			
Infl1	AVG		BUILDING	238,900	211,400			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>603,600</b>	<b>534,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75 8 X 20		160	15.95	1,900	06/12/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/12/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,641
NET AREA	1,190	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	280		71.55	20,035		
\$NLA(RCN)	\$251	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	910		37.38	34,018		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,190	1950	196.79	234,185		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,219.70	8,220		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	1		2,183.60	2,184		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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	\$238,900
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