

Key: 10224

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.459

LEGAL

LAND

DETACHED

BUILDING

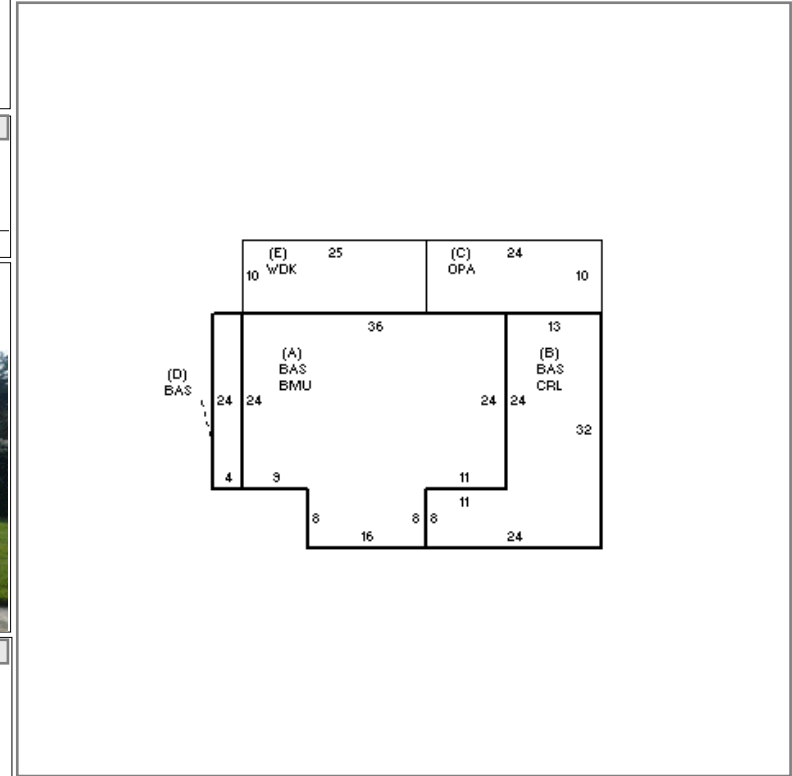
CURRENT OWNER		PARCEL ID	LOCATION		
DELUCA PAUL M 208 MAIN ST WEYMOUTH, MA 02188-2811		47.1-81-0	71 CEDAR POINT DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DELUCA PAUL M MACLEAN MALCOLM F III &		08/04/2000	QS XX	360,000	13166-295 03466-0203

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 %
04745	10/08/2004	2	ADDITIONS	20,500	09/02/2005	TL	100 100
03853	11/21/2003	2	ADDITIONS	30,000	09/02/2005	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	11	1.00	100 1.00	942,800	2.47	A	1.00	BGD	4.00	696,100

TOTAL	12,981 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	696,100	616,100			
Infl1	AVG		BUILDING	300,000	265,500			
N_Index	AVG		DETACHED	13,700	13,100			
			OTHER	0	0			
			TOTAL	1,009,800	894,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 14 X 28		392	40.60	11,900
SHF	A	1.00	A 0.75 12 X 12		144	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/8/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/8/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,666		
NET AREA	1,592	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	992		36.46	36,169	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	504		25.69	12,946	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	240		58.85	14,124	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,592	1950	183.44	292,030	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	250		25.90	6,474	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,017.20	8,017	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	7		2,129.36	14,906	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$300,000