

Key: 10235

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.470

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| WILLIS PAUL L ETUX<br>HOLLY A WILLIS<br>8 WHITAKER LANE<br>GROTON, MA 01450 |  |  |  | 47.1-92-0  |   |            |              | 115 ELGIN RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| WILLIS PAUL L ETUX  |  |  |  | 08/10/2012 | A | 380,000    | 26575-245    |              |  |  |  |
| STRATFORD EVELYN C ETAL   |  |  |  | 08/10/2012 | F |            | 26575-238/9  |              |  |  |  |
| STRATFORD EVELYN C ETAL   |  |  |  | 08/22/2007 | F |            | 22283-62     |              |  |  |  |

| 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    | %   |
| 16061  | 02/01/2016 | 3             | ALT/RENO | 122,600 | 05/30/2018 | TL | 100    | 100 |

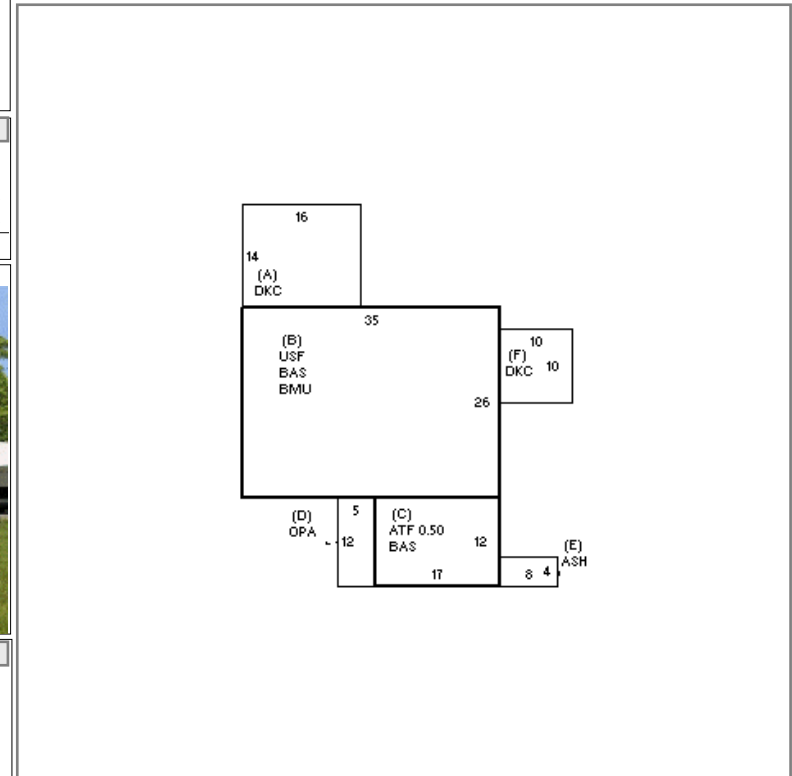
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,200   | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 518,540 | 1.85 | A          | 1.00      | BA- | 2.20 |  |  | 400,810 |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 18,208 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | CATAUMET  | NOTE   | LAND     | 400,800 | 290,200 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 401,400 | 355,200 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 802,200 | 645,400 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/30/2018 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/30/2018 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 11/5/2018 | BC  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

G

| YEAR BLT   | 1974  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 441,153 |            |           |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|--|
| NET AREA   | 2,024 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | DKC | N | DECK-COMPOSITE  | 324   |      | 70.23     | 22,756  | CONDITION ELEM | CD      |            |           |  |
| \$NLA(RCN) | \$218 | OVERALL    | 1.060 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | B | BMU | N | BSMT UNFINISHED | 910   |      | 40.79     | 37,117  | EXTERIOR       | A       |            |           |  |
|            |       |            |       | ROOF SHAPE      | 3  | GAMBREL        | 1.00 | B | USF | L | UPPER STORY FIN | 910   | 1974 | 120.41    | 109,577 | INTERIOR       | G       |            |           |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA       | 1,114 | 1974 | 214.73    | 239,205 | KITCHEN        | G       |            |           |  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | ATF | N | ATTIC FINISH    | 102   |      | 69.44     | 7,083   | BATHS          | G       |            |           |  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D | OPA | N | OPEN PORCH      | 60    |      | 85.72     | 5,143   | HEAT           | U       |            |           |  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | E | ASH | N | ATT SHED        | 32    |      | 27.83     | 890     | ELECT          | U       |            |           |  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F | F21 | O | FPL 2S 1OP      | 1     |      | 9,853.40  | 9,853   |                |         |            |           |  |
|            |       |            |       | USE             | 0  |                | 1.00 |   | FIX | O | XTRA FIXTURES   | 4     |      | 2,381.98  | 9,528   |                |         |            |           |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2010 / 12 |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 9 9 %     |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0         |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 9 % GD 91 |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$401,400 |  |