

Key: 10279

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.515

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| BOLIVAR OCTAVIO & SUSAN BOLIVAR<br>25 MILL STREET<br>FRAMINGHAM, MA 01701-4731 |  |  |  | 47.2-9-0   |    |            |              | 21 SPRUCE DR |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| BOLIVAR OCTAVIO & CARROLL EDITH L  |  |  |  | 10/27/2000 | QS | 194,000    | 13325-59     |              |  |  |  |
| MUNROE BRADFORD ET ALI   |  |  |  | 11/01/1993 | F  | 100        | 8863-046     |              |  |  |  |
|  |  |  |  | 06/11/1992 | A  | 1          | N/A-N/A      |              |  |  |  |

| 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    | %   |
| 20199  | 03/02/2020 | 9             | DECK         | 14,000 |            |     |        | 0   |
| 141095 | 12/31/2014 | 4             | DETACH.STRUC | 27,000 | 07/08/2016 | WFF | 100    | 100 |
| 03141  | 03/21/2003 | 2             | ADDITIONS    | 35,000 | 09/10/2004 | JS  | 100    | 100 |
| 01601  | 10/01/2001 | 4             | DETACH.STRUC | 300    | 09/10/2004 | JS  | 100    | 100 |
| 01305  | 05/30/2001 | 9             | DECK         | 400    | 03/20/2002 | TL  | 100    | 100 |

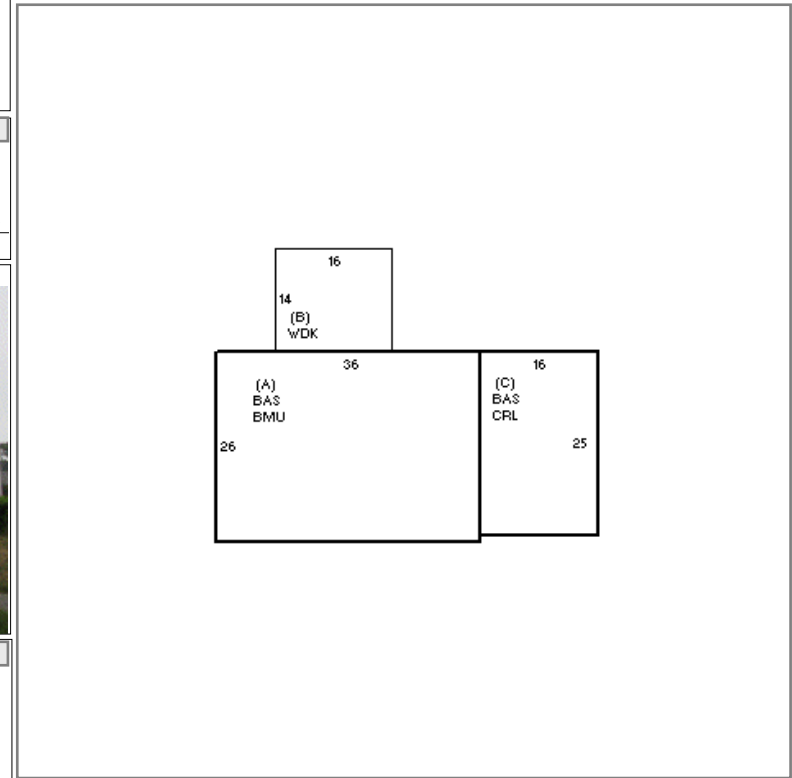
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 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 | 243,700 | 215,700 |              |                |                |
| N_Index | AVG      |  |        | DETACHED | 11,500  | 11,000  |              |                |                |
|         |          |  |        | OTHER    | 0       | 0       |              |                |                |
|         |          |  |        |          |         |         | <b>TOTAL</b> | <b>618,000</b> | <b>547,800</b> |

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A    | 1.00 | 10 0.90 8 X 10  |      |       | 0.00      |        |
| DGF | A    | 1.00 | 10 0.90 13 X 21 | 2015 | 273   | 46.93     | 11,500 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/5/2001  | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/5/2001  | TL |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 7/14/2016 | DB |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |



| YEAR BLT   | 1956  | SIZE ADJ   | 1.015 |
|------------|-------|------------|-------|
| NET AREA   | 1,336 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$240 | OVERALL    | 1.010 |

| 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      | 4  | FLR/WALL(FULL) | 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     | 2  | DRYWALL        | 1.00 |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| FUEL SOURCE     | 1  | OIL            | 1.00 |
| USE             | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 936   |      | 37.38     | 34,989  |
| A | BAS | L | BASE AREA       | 936   | 1956 | 192.71    | 180,376 |
| B | WDK | N | WOOD DECK       | 224   |      | 26.55     | 5,947   |
| C | CRL | N | BSMT CRAWL      | 400   |      | 35.12     | 14,048  |
| C | BAS | L | BASE AREA       | 400   | 1956 | 192.71    | 77,084  |
|   | F11 | O | FPL 1S 1OP      | 1     |      | 8,219.70  | 8,220   |

| TOTAL RCN      | 320,664   |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EXTERIOR       | A         |         |
| INTERIOR       | A         |         |
| KITCHEN        | A         |         |
| BATHS          | A         |         |
| HEAT           | A         |         |
| ELECT          | A         |         |
| EFF.YR/AGE     | 1995 / 27 |         |
| COND           | 24        | 24 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 24        | % GD 76 |
| RCNLD          | \$243,700 |         |