Key: 10280

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,516

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FITZGERALD JOHN S TR FITZGERALD FAMILY TR 246 REEDSDALE ROAD MILTON, MA 02186-3928	47.2-10-0	15 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FITZGERALD JOHN S TR	11/23/2009	F	100	24186-177
FITZGERALD WILLIAM J &	01/01/1987	QS	150,000	5849-271

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	%
900444	08/24/1990	9	DECK	300	10/23/1991	HS	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	100 1.00	518,540	4.23	A 1.00	BA- 2.20			362,830

TOTAL	7,187 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

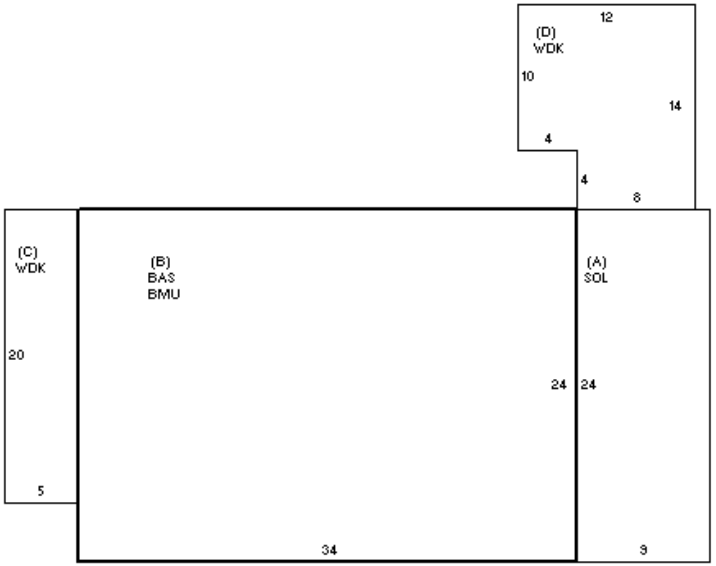
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	362,800	321,100
BUILDING	178,700	158,100
DETACHED	0	0
OTHER	0	0
TOTAL	**541,500**	**479,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/14/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/11/2008	SAL
LIST	8/11/2008	EST
REVIEW	8/27/2008	ER

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	816	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	216		87.09	18,811
B	BMU	N	BSMT UNFINISHED	816		36.82	30,047
B	BAS	L	BASE AREA	816	1956	200.25	163,402
+	WDK	N	WOOD DECK	252		26.15	6,591
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	229,098

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		$178,700