

Key: 10303

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.540

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRAESE STEPHEN R BONNIE S BRAESE 4 DIANA DRIVE WOBURN, MA 01801				47.2-33-0				44 ELGIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRAESE STEPHEN R				02/26/2010	QS	425,000		24387-209			
FARNAM PETER M &				05/04/2001	QS	315,000		13799-323			
SNOW OLCOTT V &				07/23/1993	QS	200,000		08692-00327			

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	%
D-23-6	03/02/2023	3	ALT/RENO	8,900			0	0

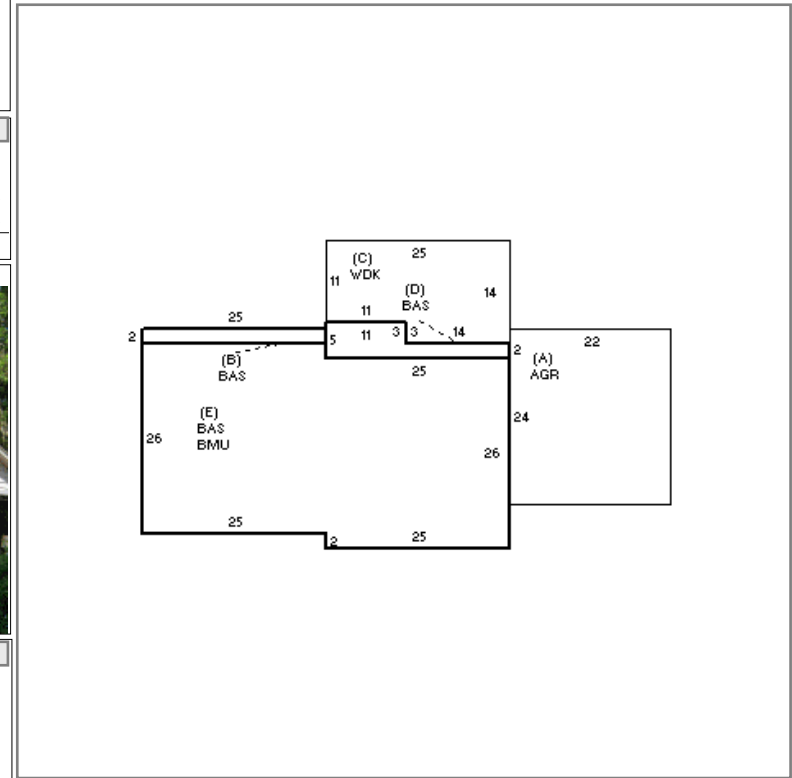
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	18,000	14	1.00	100	1.00	100	1.00	518,540	1.87	A	1.00	BA- 2.20					400,110

TOTAL	17,990 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE Walk to association beach, tennis cts & dingy dock	LAND	400,100	289,700			
Infl1	AVG		BUILDING	387,300	342,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				787,400	632,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2010	TL
MODEL	1		RESIDENTIAL	LIST	7/13/2010	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/30/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1975	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,222			
NET AREA	1,433	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	528		65.24	34,447	CONDITION ELEM	CD			
\$NLA(RCN)	\$311	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,433	1975	193.65	277,507	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	317		22.55	7,148	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BMU	N	BSMT UNFINISHED	1,300		33.72	40,303	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	1,100		36.64	40,303	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	2		8,887.60	17,775	HEAT	U			
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	5		2,248.00	11,240	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		JAC	O	JACUZZI	1		12,962.80	12,963					
				USE	0		1.00													
																		EFF.YR/AGE	2006 / 16	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$387,300	