Key: 10321

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.558

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRIAS JOSEPH ETUX JOANNE FRIAS 17 ROBERT ROAD HUDSON, MA 01749	47.2-51-0	23 NAIRN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRIAS JOSEPH ETUX	09/09/2010	QS	2,500,000	24815-82
BECKHARDT STEVEN R	03/09/2004	QS	2,350,000	18295-194
MACDONALD BRUCE A	10/29/1999	H		12631-249

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	%
		12	CYCLICAL		05/03/2018	DB	100	100
11025	01/24/2011	9	DECK		07/17/2017	TL	100	100
10614	10/12/2010	3	ALT/RENO	46,000			100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	DCK	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10			1,969,180
300	A	0.662	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10			98,190

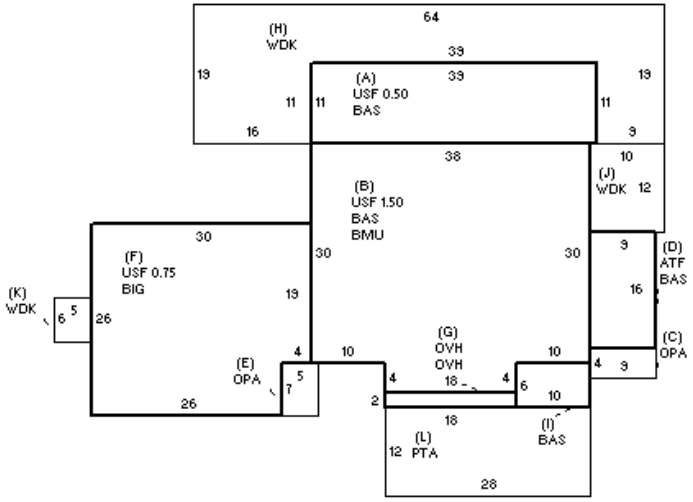
TOTAL	1.580 Acres	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	spectacular views; listing indicates total remodel + shared dock, gangway & floating dock w. 14 Chauncy;Chapter 91 license in perpetuity #76-31&76-31B		
Infl1	DOCK				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	2,067,400	1,829,500
BUILDING	950,400	841,000
DETACHED	150,600	143,400
OTHER	0	0
TOTAL	**3,168,400**	**2,813,900**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10	0.90	775 SF (SHAR	1991	387	344.28	119,900
CAN	E	1.90	10	0.90	12 X 13	2009	156	9.08	1,300
FLD	E	1.90	10	0.90	13 X 37 SHAR	1991	240	114.76	24,800
FLD	E	1.90	10	0.90	Gangway 90 S	1991	45	114.76	4,600

PHOTO 07/17/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/17/2017	TL
LIST	7/17/2017	TL
REVIEW	8/9/2019	RP

YEAR BLT	1935	SIZE ADJ	0.980
NET AREA	4,514	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	19	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	GAMBREL	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
+	BAS	L	BASE AREA	1,845	1935	248.38	458,268
+	USF	L	UPPER STORY FIN	2,597	1935	121.50	315,541
B	BMU	N	BSMT UNFINISHED	1,212		44.80	54,299
+	OPA	N	OPEN PORCH	71		107.47	7,630
D	ATF	N	ATTIC FINISH	144		87.05	12,536
F	BIG	N	BUILT-IN GARAGE	752		103.42	77,775
G	OVH	L	OVERHANG	72	1935	253.97	18,286
+	WDK	N	WOOD DECK	937		29.95	28,067
L	PTA	N	PATIO	336		19.07	6,408
	F21	O	FPL 2S 1OP	1		12,353.60	12,354
	FIX	O	XTRA FIXTURES	11		2,986.56	32,852
	GFP	O	GAS FIREPLACE	1		8,975.20	8,975

TOTAL RCN	1,032,990

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11		
COND	8	8 %	
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$950,400		