

Key: 104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 101

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA JOSEPH 450 MEDFORD STRET SOMERVILLE, MA 02145				2.3-3-0				28 INDIAN TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVA JOSEPH				04/24/2019	QS	517,000	31972-95				
GREGORY BRUCE ETUX				10/24/2002	A	310,000	15794-336				
GIBSON NORMA B					XX		1522-47				

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	%
06149		12	CYCLICAL		10/27/2017	BC	100	100
950133	03/22/2006	12	CYCLICAL	5,000	06/09/2008	JH	100	100
	03/30/1995	3	ALT/RENO	2,100	08/23/2007	DB	100	100
		3	ALT/RENO		04/22/1996	JC	100	100

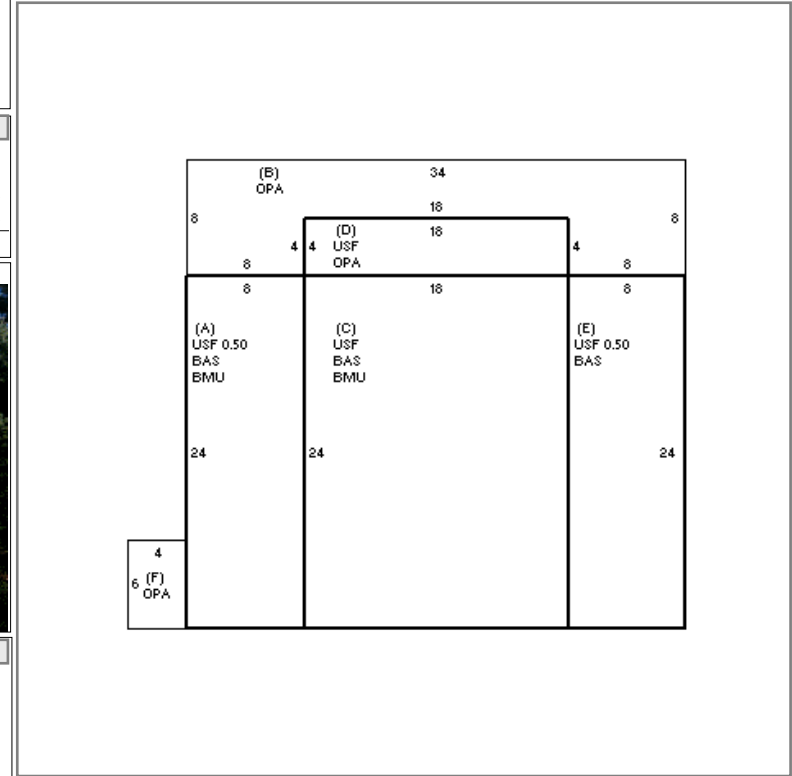
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	1	1.00	100	1.00	100	1.00	589,250	4.23	A	1.00	BEX	2.50			412,310

TOTAL	7,187 SF	ZONING	1	FRNT	60	ASSESSED		CURRENT	412,300	PREVIOUS	364,900
Nbhd	N SAG	NOTE	CLIFF	LAND					274,900		243,300
Infl1	AVG	OTHER				0			0		0
N_Index	AVG	TOTAL				0			0		0
		TOTAL				687,200			608,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	NMP
MODEL	1		RESIDENTIAL	LIST	10/27/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/27/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,497
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BMU	N	BSMT UNFINISHED	624		49.75	31,041	CONDITION ELEM	CD
\$NLA(RCN)	\$233	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	624	1930	214.31	133,728	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	1.00	+	USF	L	UPPER STORY FIN	696	1930	117.51	81,785	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	296		63.60	18,826	KITCHEN	A	
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.02	+	E	BAS	L	BASE AREA	192	2008	214.31	41,147	BATHS	A
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	+	BMF	N	BSMT FINISH	624		47.35	29,546	BATHS	A	
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	+	F21	O	FPL 2S 1OP	1		9,519.90	9,520	HEAT	A	
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00	+	FIX	O	XTRA FIXTURES	3		2,301.53	6,905	ELECT	A	
GARAGE CAPACITY	0	1.00	USE	0		1.00											
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															

EFF. YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$274,900