Key: **106**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 103

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STOLL JAMES G & **NANCY C STOLL** **1 AVERY STREET #23d** **BOSTON, MA 02111**	**2.3-5-0**	**22 INDIAN TRAIL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STOLL JAMES G &	02/07/1994	QS	220,000	9040-159
OCONNOR J FORD TR	02/07/1994	F	1	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

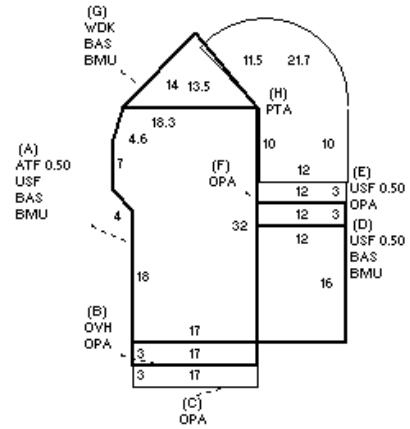
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		10/31/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	1 1.00	100 1.00	100 1.00	589,250	4.59	A 1.00	BEX 2.50			409,950

TOTAL	6,621 SF	ZONING	1	FRNT	48
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	410,000	362,800
BUILDING	330,300	292,300
DETACHED	0	0
OTHER	0	0
TOTAL	**740,300**	**655,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	10/31/2017	EST
REVIEW	10/31/2017	BC

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,607	DETAIL ADJ	1.000
$NLA(RCN)	$264	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	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	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	13	HARDWOOD-W/W	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
+	BMU	N	BSMT UNFINISHED	864		44.86	38,758
+	BAS	L	BASE AREA	864	1985	243.95	210,773
+	USF	L	UPPER STORY FIN	692	1985	133.76	92,562
A	ATF	N	ATTIC FINISH	289		76.36	22,069
+	OPA	N	OPEN PORCH	174		80.41	13,991
B	OVH	L	OVERHANG	51	1985	222.78	11,362
G	WDK	N	WOOD DECK	94		54.13	5,088
H	PTA	N	PATIO	297		16.73	4,968
	F21	O	FPL 2S 1OP	1		10,836.70	10,837
	FIX	O	XTRA FIXTURES	5		2,619.80	13,099

TOTAL RCN	423,507

CONDITION ELEM	CD
EXTERIOR	A
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			$330,300