

Key: 10619

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.876

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
MONAHAN CORINNE M 35 NORTHGATE RD WELLESLEY, MA 02481										50.0-76-0				34 PASTURE RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
MONAHAN CORINNE M										04/06/2015		F		1 28784-1			
MONAHAN BARRY F ETUX										06/03/2013		QS		593,000 27428-268			
HANSON FLORA M										11/30/2011		F		1 25880-225			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.152	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		9,910

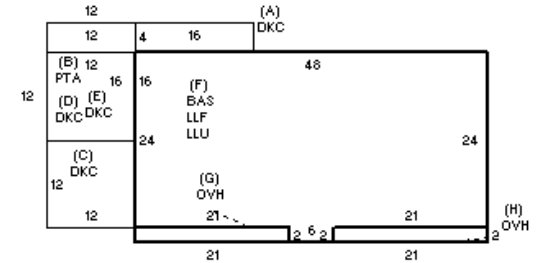
TOTAL	1.070 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	875,500	774,800			
Infl1	AVG		BUILDING	343,000	303,600			
N_Index	AVG		DETACHED	24,900	23,600			
			OTHER	0	0			
			TOTAL	1,243,400	1,102,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90		672	41.10	24,900



BLDG COMMENTS

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	%
		3	ALT/RENO		12/27/2019	TL	100	100
19896	09/24/2019	3	ALT/RENO	8,500	10/30/2019	TL	100	100
19410	05/14/2019	3	ALT/RENO	1,500	10/30/2019	TL	100	100
15357	05/14/2015	3	ALT/RENO				100	100
200616	10/03/2000	3	ALT/RENO	8,000	09/24/2001	TL	100	100



BUILDING	CD	ADJ	DESC	MEASURE	10/30/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/30/2019	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	12/27/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,442		
NET AREA	2,412	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	DKC	N	DECK-COMPOSITE	544		66.89	36,388	CONDITION ELEM	CD		
\$NLA(RCN)	\$176	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	PTA	N	PATIO	192		15.04	2,887	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	F	LLU	N	LOWER LEVEL UNF	1,164		34.13	39,728	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	LLF	L	LOWER LEVEL FIN	1,164	1973	58.09	67,613	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	F	BAS	L	BASE AREA	1,164	1973	204.50	238,039	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	84	1973	192.92	16,205	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F	F12	O	FPL 1S 2OP	1		8,969.80	8,970	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	6		2,268.73	13,612					
				USE	0		1.00												
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2000 / 22
STORIES	1	1.00												COND	19 19 %				
ROOMS	9	1.00												FUNC	0				
BEDROOMS	4	1.00												ECON	0				
BATHROOMS	2	1.00												DEPR	19 % GD 81				
FIXTURES	11	1.00												RCNLD	\$343,000				
GARAGE CAPACITY	0	1.00																	
% BSMT FINISH	100	1.00																	
# OF HALF BATHS	1	1.00																	
# OF UNITS	1	1.00																	