

Key: 10832

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.112

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
RAND BAILEY L TRS BAILEY L RAND 2016 TRUST 1942 WASHINGTON ST #22 NEWTON, MA 02466		51.2-20-0	80 DEPOT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RAND BAILEY L TRS		01/29/2021	QS	519,000	33741-39
TREE FALLS LLC		12/07/2018	L	207,900	31714-289
BANK OF AMERICA, N.A.		08/22/2018	L	103,736	31480-334

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 %
EXB-21-336	05/12/2021	15	INSULATE/WEA	5,442			100 100
SR-21-4	01/25/2021	4	DETACH.STRUC	30,000	02/12/2021	TL	100 100
H144	04/23/2020	3	ALT/RENO		02/12/2021	TL	100 100
20321	04/21/2020	3	ALT/RENO	50,000	02/12/2021	TL	100 100
19765	08/20/2019	3	ALT/RENO	7,500	02/12/2021	TL	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,000	14	1.00	100	1.00	100	1.00	294,625	1.34	A	1.00	R06	1.25			244,980

TOTAL	27,007 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	245,000	216,800
Infl1	AVG		BUILDING	382,200	338,200			
N_Index	AVG		DETACHED	5,400	5,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>632,600</b>	<b>560,100</b>

DETACHED

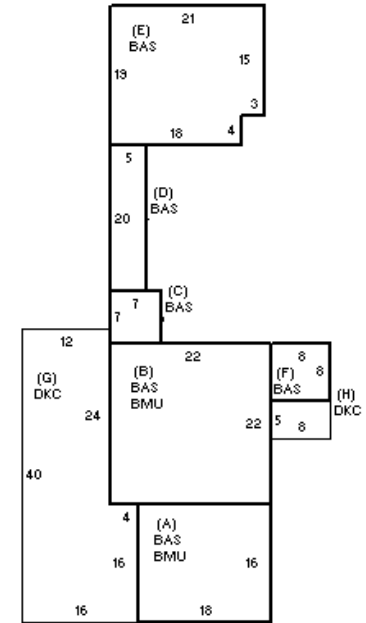
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	11 X 18	2021	198	30.30	5,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	TL
MODEL	1		RESIDENTIAL	LIST	2/12/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/12/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,372	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.02
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	10	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	100	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	772		46.72	36,069
+	BAS	L	BASE AREA	113	2020	190.80	21,561
+	BAS	L	BASE AREA	1,259	1950	190.80	240,219
+	DKC	N	DECK-COMPOSITE	584		63.73	37,219
	BGF	N	BSMT GOOD FINIS	772		57.18	44,141
	F11	O	FPL 1S 10P	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	5		2,161.54	10,808

TOTAL RCN	398,155
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2015 / 7	
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$382,200