

Key: 109

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 106

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION								
GOULOS JOHN L & VALERIE A 299 LOWELL STREET PEABODY, MA 01960				2.3-11-0				10 INDIAN TRAIL								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				GOULOS JOHN L & VALERIE A				06/20/2019	QS	700,000	32101-289					
BOSCO ROBERT R & KAREN M				12/14/2012	F	1	26950-116									
BOSCO ROBERT R &				10/07/1999	O	335,000	12592-104									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,800	1	1.00	100	1.00	100	1.00	589,250	3.52	A	1.00	BEX	2.50		418,580

LAND

TOTAL	8,799 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE CLIFF WATERFRONT	LAND	418,600	370,500			
Infl1	AVG		BUILDING	647,900	573,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,066,500	943,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/03/2012
									

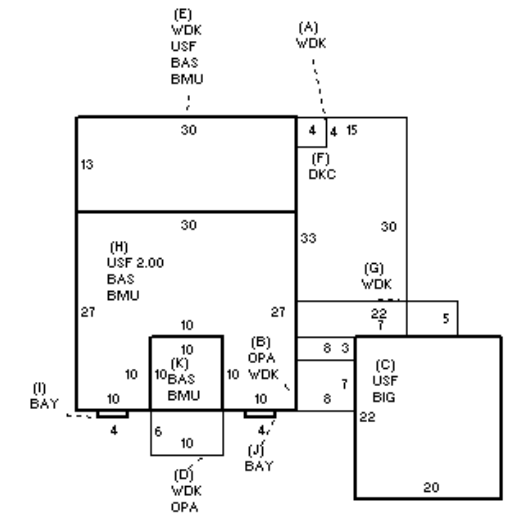
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	NMP
MODEL	1		RESIDENTIAL	LIST	6/14/2017	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/14/2017	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1918	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	704,256
NET AREA	3,458	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	632		25.48	16,106	CONDITION ELEM	CD
\$NLA(RCN)	\$204	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	C	BIG	N	BUILT-IN GARAGE	440		93.54	41,156	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,250	1918	103.36	232,564	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	116		81.85	9,495	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	1,200		43.50	52,204	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,200	1918	229.02	274,819	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	DKC	N	DECK-COMPOSITE	474		74.91	35,506	ELECT	U
				FUEL SOURCE	2	GAS	1.00	+	BAY	L	BAYWINDOW	8	1918	216.09	1,729		
				USE	0		1.00	+	FIX	O	XTRA FIXTURES	10		2,540.62	25,406		
									GFP	O	GAS FIREPLACE	2		7,635.25	15,271		

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-22-96	02/21/2022	3	ALT/RENO	53,500			100 100
200196	04/06/2000	3	ALT/RENO	159,000	01/02/2002	TL	100 100
990413	07/06/1999	3	ALT/RENO	2,385	02/08/2000	EB	100 100
940360	08/03/1994	10	WOODSTOVE		12/29/1994	JS	100 100
930073	02/22/1993	5	DEMOLITIONS	10,000	11/18/1993	JS	100 100



BLDG COMMENTS

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$647,900