

Key: 10967

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.254

LEGAL

LAND

DETACHED

BUILDING

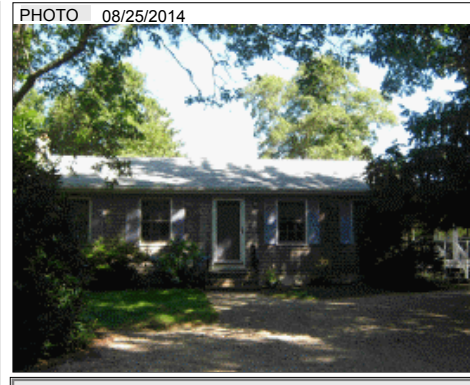
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| EPSHEYN LUDMILA 61 OBER ROAD NEWTON, MA 02459 | | | | 51.4-9-0 | | | | 30 OCEAN AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| EPSHEYN LUDMILA | | | | 05/17/2013 | QS | 327,000 | 27382-235 | | | | |
| JURIC GORDON & ETUX | | | | 10/30/2009 | F | 1 | 24130-17 | | | | |
| JURIC GORDON & KIMBERLY G | | | | 05/19/2005 | QS | 429,000 | 19841-95 | | | | |

| 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 | % |
| 04255 | 04/23/2004 | 4 | DETACH.STRUC | 2,800 | 03/25/2005 | TL | 100 | 100 |
| 950473 | 09/25/1995 | 3 | ALT/RENO | | 07/14/1996 | JC | 100 | 100 |
| 910111 | 04/05/1991 | 2 | ADDITIONS | 2,500 | 03/01/1992 | HS | 100 | 100 |

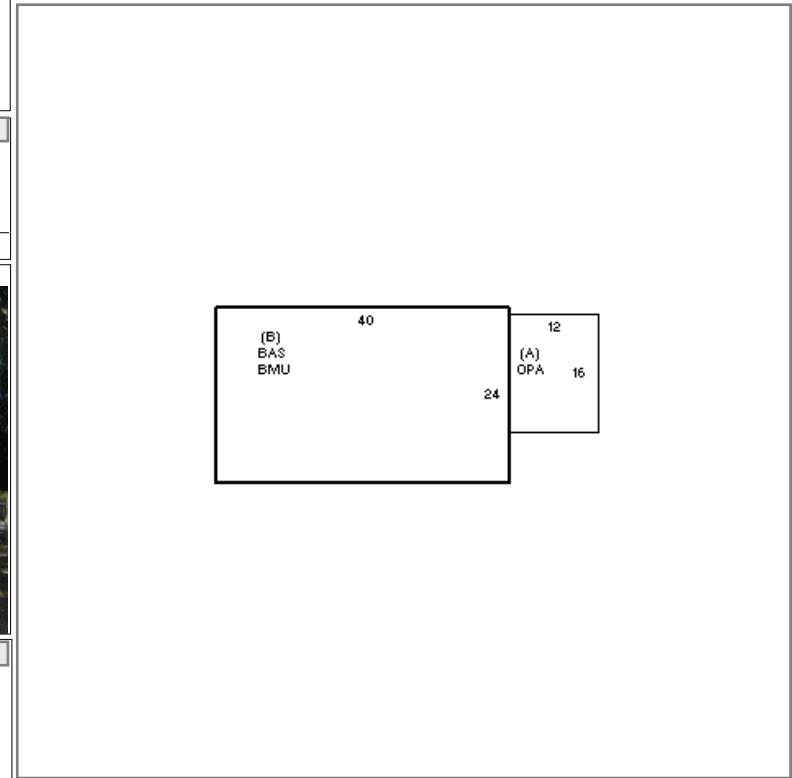
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 14,500 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 424,260 | 2.25 | A | 1.00 | R09 | 1.80 | | | | 317,470 |

| TOTAL | 14,505 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 317,500 | 281,000 | | | |
| Infl1 | AVG | | BUILDING | 224,800 | 201,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 542,300 | 482,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 12 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/19/2014 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/2/2008 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 8/19/2014 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1988 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 288,214 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 960 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OPA | N | OPEN PORCH | 192 | | 67.33 | 12,928 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$300 | OVERALL | 1.010 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BMU | N | BSMT UNFINISHED | 960 | | 37.57 | 36,063 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 960 | 1988 | 204.29 | 196,121 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMF | N | BSMT FINISH | 960 | | 35.76 | 34,326 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | FIX | O | XTRA FIXTURES | 4 | | 2,193.80 | 8,775 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ | EFF.YR/AGE | 1997 / 25 |
|-----------------|-------|------|------------|------------|
| STORIES | 1 | 1.00 | COND | 22 22 % |
| ROOMS | 5 | 1.00 | FUNC | 0 |
| BEDROOMS | 2 | 1.00 | ECON | 0 |
| BATHROOMS | 2 | 1.00 | DEPR | 22 % GD 78 |
| FIXTURES | 9 | 1.00 | RCNLD | \$224,800 |
| GARAGE CAPACITY | 0 | 1.00 | | |
| % BSMT FINISH | 0 | 1.00 | | |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |