Key: 118

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 115

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LITTLE MATTHEW ETUX ALYSSA A LITTLE 9028 AMBASSADOR DR WESTBOROUGH, MA 01581	2.3-22-0	1 VICKERSON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LITTLE MATTHEW ETUX	05/09/2008	QS	550,000	22894-243
MURPHY JAMES M JR	04/27/2006	F	1	20946-275
MURPHY JAMES M JR &	02/27/2004	QS	490,000	18263-18

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

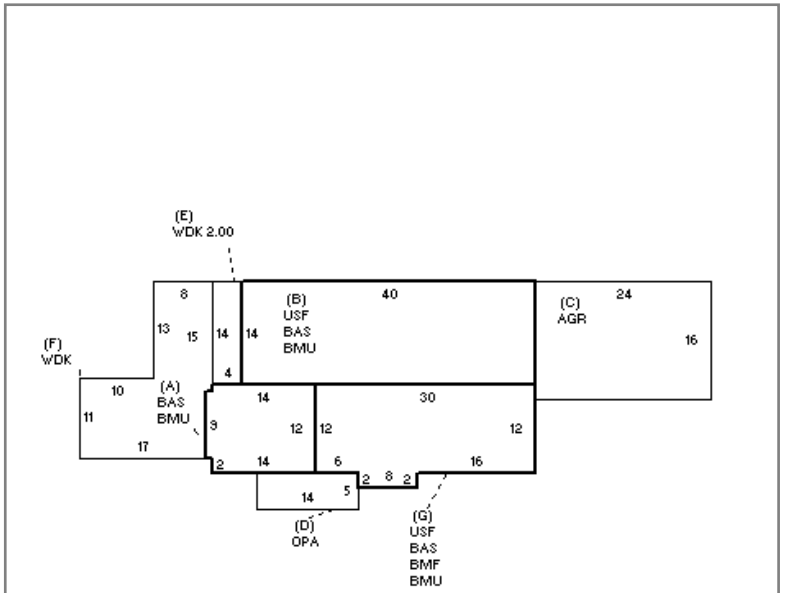
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-610	09/18/2023	3	ALT/RENO	15,000			100	100
		12	CYCLICAL		11/01/2017	BC	100	100
11114	03/23/2011	3	ALT/RENO	11,676	08/06/2013	DB	100	100
05538	08/10/2005	9	DECK	6,430	09/11/2006	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,100	1 1.00	100 1.00	100 1.00	518,540	1.95	A 1.00	BA+ 2.20			397,000

TOTAL	17,119 SF	ZONING	1	FRNT	73
Nbhd	N SAG	NOTE	Winter views from slider & balcony on 2nd level bdrm.		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	397,000	351,400
BUILDING	404,700	358,100
DETACHED	0	0
OTHER	0	0
TOTAL	**801,700**	**709,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/01/2017

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	1/19/2022	NMP
LIST	11/1/2017	EST
REVIEW	11/1/2017	BC

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,049	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	30	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,113		43.48	48,395
A	BAS	L	BASE AREA	177	1985	228.91	40,517
+	BAS	L	BASE AREA	936	1985	228.91	214,256
+	USF	L	UPPER STORY FIN	936	1985	128.37	120,151
C	AGR	N	ATT GARAGE	384		83.23	31,960
D	OPA	N	OPEN PORCH	70		91.39	6,397
+	WDK	N	WOOD DECK	405		25.47	10,316
G	BMF	N	BSMT FINISH	376		69.67	26,198
	F21	O	FPL 2S 1OP	1		10,504.10	10,504
	FIX	O	XTRA FIXTURES	4		2,539.28	10,157

TOTAL RCN	518,850

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			$404,700