

Key: 1239

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.248

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AFSHAR VALA & STACEY M STEWART-AFSHAR 12 SLEEPER DR BURLINGTON, MA 01803				7.0-49-0				270 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AFSHAR VALA & DIGIOVANNI GERALD J & CHENEY MAGGIE ELLEN & JOS				10/21/2021	QS	1,750,000	(227962)				
				10/14/2020	QS	1,350,000	(224046)				
				05/24/2012	F	1	(197193)				

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 %
03172	04/02/2003	3	ALT/RENO	60,000	06/26/2020	JS	100 100
01254	05/08/2001	1	NEW CONSTRUC	300,000	02/04/2003	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 1	1.00	100	1.00	259,270	1.00	A	1.00	R04	1.10	238,030
325	A	34,012 1	1.00	100	1.00	6,270	1.00	A	1.00	R04	1.10	213,260

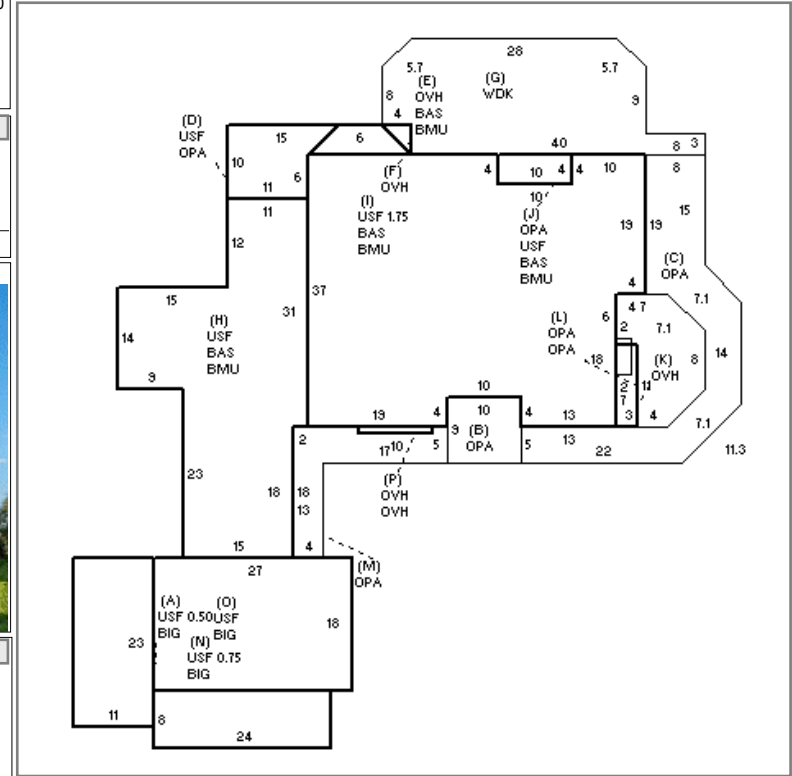
TOTAL	34.930 Acres		ZONING	1	FRNT	597		ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N 3 ACRES UPLAND -REMAINING MARSH				LAND	451,300	398,900	
Infl1	AVG		O 281.50 A.C. FRONTAGE ON MARSH POND RD.				BUILDING	1,386,000	1,241,000	
N_Index	AVG		T 566.70 A.C. WILLISTON RD.				DETACHED	68,500	65,400	
			E				OTHER	0	0	
							TOTAL	1,905,800	1,705,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	E	1.90	10 0.90	20 X 40	2003	800	48.88	35,200
CAB	S	3.00	10 0.90	14 X 20	2003	280	71.10	17,900
PTD	S	3.00	10 0.90	EST		1,000	10.58	9,500
HTB	E	1.90	10 0.90			1	5,369.97	4,800
OPS	E	1.90	10 0.90	5 X 8 (EST)		40	31.92	1,100



BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	7/1/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/30/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	7,060	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	253		128.70	32,561
\$NLA(RCN)	\$234	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	4,478	2001	125.94	563,938
				ROOF SHAPE	2	HIP	1.02	+	OPA	N	OPEN PORCH	1,295		78.82	102,069
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	2,481		39.97	99,167
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,481	2001	239.02	593,007
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	101	2001	263.24	26,587
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	WDK	N	WOOD DECK	576		31.05	17,883
				FUEL SOURCE	1	OIL	1.00	N	BIG	N	BUILT-IN GARAGE	192		158.07	30,349
				USE	0		1.00	O	BIG	N	BUILT-IN GARAGE	486		113.97	55,387
									F33	O	FPL 3S 3OP	1		15,151.80	15,152
									FIX	O	XTRA FIXTURES	19		3,095.44	58,813
									GFP	O	GAS FIREPLACE	4		9,302.70	37,211
									JAC	O	JACUZZI	1		17,849.50	17,850



TOTAL RCN	1,649,973	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$1,386,000	