

Key: 1386

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.390

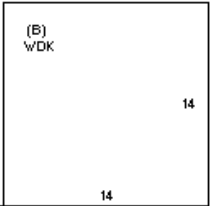
LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BGFY LLC 380 PLEASANT STREET WATERTOWN, MA 02472				7.2-28-0				12 FOX RUN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BGFY LLC				08/08/2019	QS	365,000	(220186)					
ROBERTSON JOHN ETUX				06/11/2015	N	229,000	(206480)					
MORGELLO JULIE A				02/12/2010	H		(190725)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	1	1.00	100	1.00	100	1.00				187,460

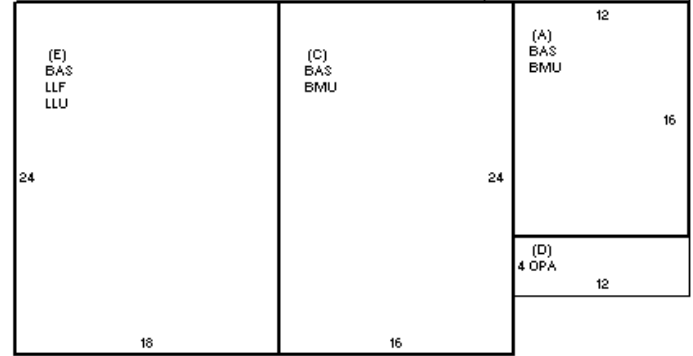
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19137	02/28/2019	3	ALT/RENO	3,000				
		91	BPP SITE VIS		02/26/2019	TL	100	100
17323	05/05/2017	15	INSULATE/WEA	3,784				
03817	11/10/2003	3	ALT/RENO	4,547	05/14/2004	TL	100	100

DE  
TACH  
ED

TOTAL	10,716 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	187,500	165,900
Infl1	AVG		BUILDING	262,300	232,200			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>451,900</b>	<b>400,100</b>



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	10 X 12		120	19.71
							2,100



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/26/2019	TL
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

B  
U  
I  
L  
D  
I  
N  
G

YEAR BLT	1975	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,739		
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	576		47.19	27,181	CONDITION ELEM	CD		
\$NLA(RCN)	\$205	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,008	1975	196.79	198,369	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	196		35.85	7,027	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	48		83.53	4,009	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	LLU	N	LOWER LEVEL UNF	432		37.17	16,057	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	432	1975	63.26	27,326	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			8,219.70	8,220	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3			2,183.23	6,550				
				USE	0		1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$262,300