

Key: 14442

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.646

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CHAYTOR JASON & MICHELLE FORTIN TR FORTIN-CHAYTOR FAM T 33 YEARLING RUN RD BOURNE, MA 02532		9.0-79-0		33 YEARLING RUN RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CHAYTOR JASON & MICHELLE		03/04/2013	F	1 27177-286	
CHAYTOR JASON D ETUX		09/19/2012	F	1 26685-189	
FORTIN MICHELLE A		05/23/2008	QS	414,250	22931-195

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-23-204	04/13/2023	14	SOLAR	70,000			100 100
EXB-23-66	02/08/2023	3	ALT/RENO	15,156	05/23/2023	TL	100 100
EXB-22-333	05/31/2022	15	INSULATE/WEA	850			100 100
11146	04/06/2011	3	ALT/RENO	2,385	05/09/2011		100 100
10098	03/23/2010	15	INSULATE/WEA	2,050	04/15/2010		100 100

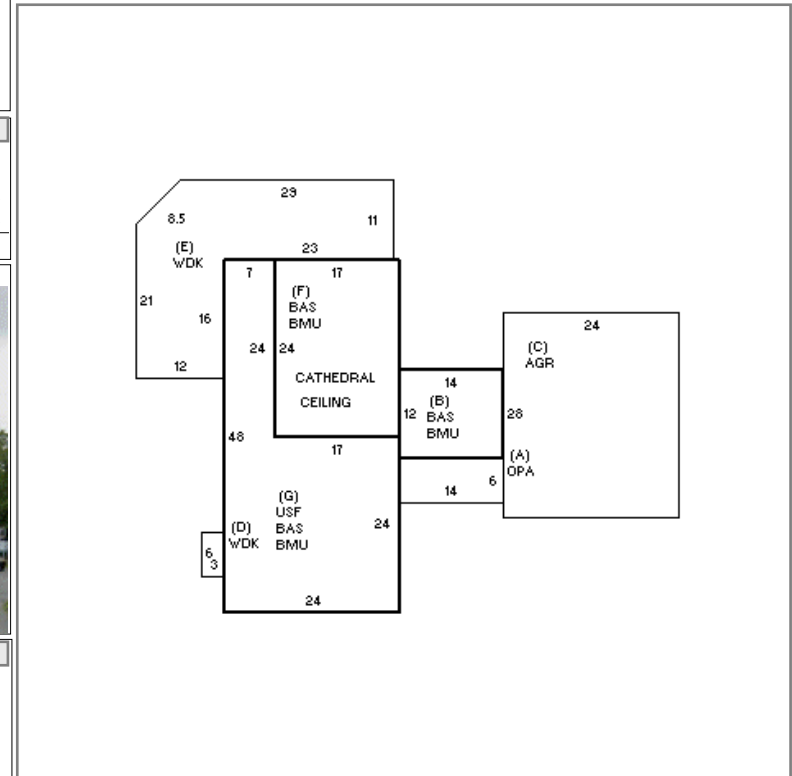
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,337	3	1.00	100	188,560	0.99	A	1.00	R03	0.80	173,540

TOTAL	40,337 SF	ZONING	2	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	173,500	153,600
Infl1	AVG		BUILDING	404,000	361,800			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>579,300</b>	<b>517,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 12		120 16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/16/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/16/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	2000	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,727			
NET AREA	2,064	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	84		78.12	6,562	CONDITION ELEM	CD			
\$NLA(RCN)	\$236	OVERALL	1.030	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,320		34.72	45,834	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,320	2000	204.32	269,701	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	672		63.19	42,461	KITCHEN	A			
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	577		23.22	13,396	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	G	USF	L	UPPER STORY FIN	744	2000	118.18	87,929	HEAT	A			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	6			2,314.75	13,889	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			6,956.20	6,956					
				USE	0		1.00													
																		EFF.YR/AGE	2002 / 20	
																		COND	17 17 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	17 % GD 83	
																		RCNLD	\$404,000	