

Key: 1993

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.001

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SUONG SAM & MELODY SUONG 12 FISHER RD CHELMSFORD, MA 01824				11.4-35-1				26 ELEANOR AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SUONG SAM & GOMES JOAO T				09/06/2022	QS	925,000	35348-349	
GALLO NANCY				08/22/2016	H	300,000	29877-214					
				09/18/2014	F		28391-11					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
161075	12/13/2016	15	INSULATE/WEA	5,276	08/22/2016	TL	100 100
		12	CYCLICAL				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	1.00	100	1.00	1.00	R04	0.90	194,750
300	A	1,122	2	1.00	100	1.00	100	1.00	1.00	R04	0.90	16,460

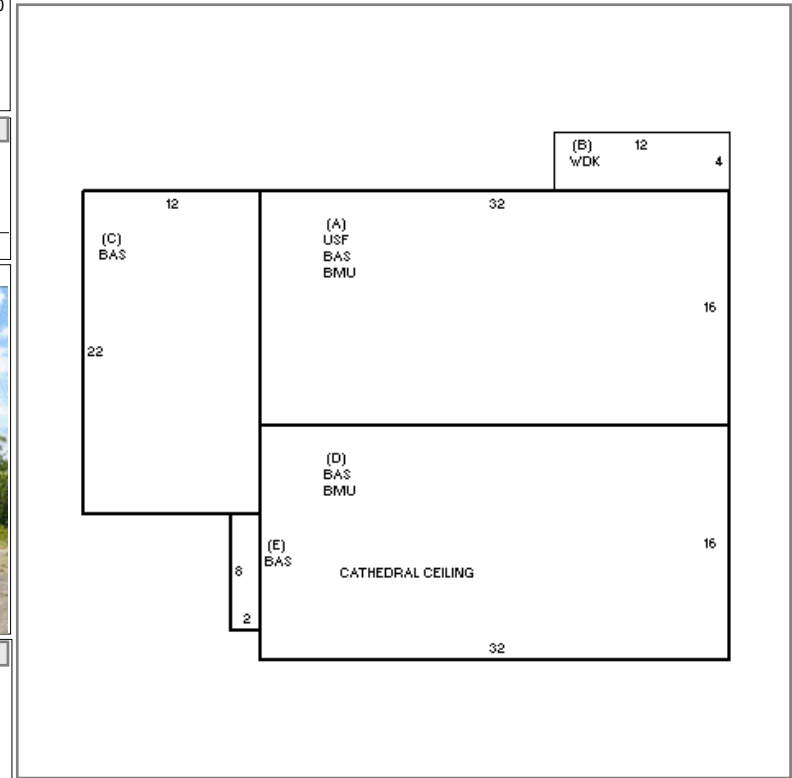
TOTAL	2.040 Acres		ZONING	1	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG		NOTE new 5 bdrm septic 8/2016	LAND		211,200	186,900		
Infl1	AVG			BUILDING		339,400	300,300		
N_Index	AVG			DETACHED		25,700	24,200		
				OTHER		254,300	227,800		
				TOTAL		830,600	739,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 18 X 36		648	26.10	15,200
SHF	A	1.00	10 0.90 8 X 16		128	16.42	1,900
CAB	V	1.30	10 0.90 10 X 18	2017	180	30.81	5,000
SHF	A	1.00	50 0.50 6 X 10			0.00	
PTD	A	1.00	10 0.90 EST.	2017	700	3.53	2,200
WDK	A	1.00	10 0.90 EST	2017	84	18.30	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	KT
MODEL	1		RESIDENTIAL	LIST	8/31/2017	KT
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,080
NET AREA	1,816	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,024		43.31	44,351		
\$NLA(RCN)	\$240	OVERALL	1.120	EXT COVER	10	VERT BOARD	1.00	A	USF	L	UPPER STORY FIN	512	1984	130.69	66,915		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	48		75.30	3,614		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,304	1984	223.28	291,153		
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	1		8,466.40	8,466		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,463.00	10,463		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	4		2,529.33	10,117		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$339,400	

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LEGAL

CURRENT OWNER						PARCEL ID		LOCATION					
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						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		

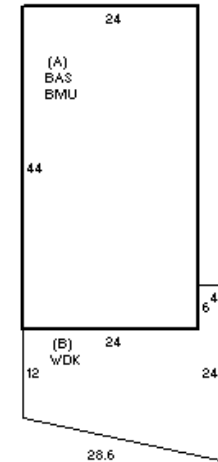
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	254,300	
Infl1		BUILDING			
N_Index		DETACHED			
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	KT
MODEL	1		RESIDENTIAL	LIST	8/31/2017	KT
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/13/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1988	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$301	OVERALL	1.160
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		45.08	47,605
A	BAS	L	BASE AREA	1,056	1988	237.32	250,612
B	WDK	N	WOOD DECK	444		26.41	11,725
	FIX	O	XTRA FIXTURES	3		2,632.83	7,899

TOTAL RCN	317,840	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$254,300	