Key: 2029

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,041

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KALAYJIAN NANCY J & CRAIG TRS 58 ADAMS STREET NOMINEE TRUST 45 BURROUGHS ST JAMAICA PLAIN, MA 02130	11.4-78-0	58 ADAMS ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KALAYJIAN NANCY J & CRAIG	12/06/2016	F	1	30141-25
KALAYJIAN ROBERT G	01/15/1999	QS	160,000	11996-280
SILVIA EVELYN F.	04/26/1990	H		7142-292

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1050	100	THREE-FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		06/12/2017	BC	100	100

LAND

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	212,130	1.00	A	1.00	R04	0.90			194,750
300	A	0.060	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90			880

TOTAL	42,602 SF	ZONING	1	FRNT	350

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

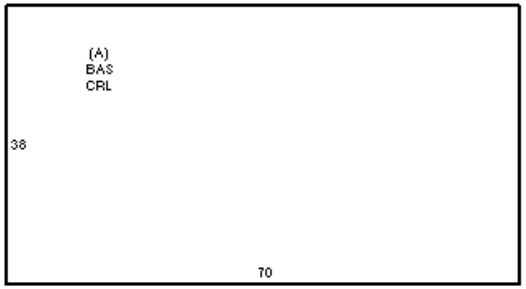
NOTE: Also 120' frontage on Cranberry Hwy

ASSESSED	CURRENT	PREVIOUS
LAND	195,600	173,100
BUILDING	393,800	348,500
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**592,200**	**524,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90	80	0.20	24X12 + 10X1		408	34.64	2,800
SHF	L	0.90	P	0.40	8 X 12			0.00	

PHOTO 09/01/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/1/2022	SL
LIST	9/1/2022	EST
REVIEW	9/7/2022	RP

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,660	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	13	1.00
BEDROOMS	7	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	3	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	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	CRL	N	BSMT CRAWL	2,660		17.80	47,352
A	BAS	L	BASE AREA	2,660	1910	190.75	507,392
	FIX	O	XTRA FIXTURES	8		2,470.36	19,763
	MST	O	MAS/METAL STACK	1		4,629.60	4,630

TOTAL RCN 579,137

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

EFF.YR/AGE 1987 / 35

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $393,800