

Key: 2270

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.284

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
FRIEDRICHSEN CHASELEY & MARIE TRS OF 38 COMMONWEALTH RLTY TR PO BOX 63 SAGAMORE, MA 02561-0063		12.3-67-0	38 COMMONWEALTH AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRIEDRICHSEN CHASELEY & M		09/20/1996	F	100	10397-245

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1040	100	TWO-FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17121	02/15/2017	15	INSULATE/WEA	1,391			100	100
16499	06/15/2016	3	ALT/RENO	18,750			100	100
14026	01/16/2014	3	ALT/RENO	17,000			100	100
R13-00055	05/10/2013	3	ALT/RENO				100	100
12390	06/13/2012	3	ALT/RENO	5,985			100	100

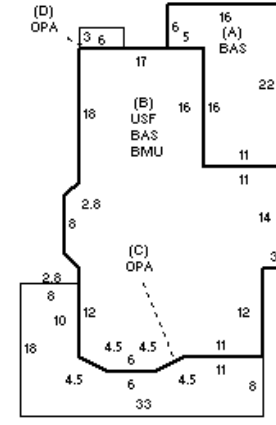
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,485 2	1.00	100	1.00	100	1.00	212,130	1.61	A	1.00	R04 0.90	168,610

TOTAL	21,475 SF	ZONING	1	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	168,600	149,200			
Infl1	AVG		BUILDING	364,700	324,000			
N_Index	AVG		DETACHED	12,000	9,900			
			OTHER	0	0			
			TOTAL	545,300	483,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGS	G	1.20	50 0.50	18 X 20	360	55.20	9,900
SHF	A	1.00	10 0.90	10 X 14	140	16.42	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2023	TL
MODEL	1		RESIDENTIAL	LIST	5/9/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/9/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1910	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,870		
NET AREA	2,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,276	1910	220.28	281,081	CONDITION ELEM	CD		
\$NLA(RCN)	\$210	OVERALL	1.060	EXT COVER	15	VINYL SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,004		42.73	42,902	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,004	1910	121.83	122,320	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	342		68.96	23,585	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	4		2,495.40	9,982	BATHS	A		
				INT. FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$364,700