Key: 2297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,311

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
UNIACKE THOMAS W ETUX GENEVIEVE UNIACKE PO BOX 728 SAGAMORE, MA 02561-0728	12.3-90-2	5 FREIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
UNIACKE THOMAS W ETUX	12/18/2014	F		28581-285+7
UNIACKE THOMAS W ETUX	11/21/2014	U	205,000	28524-73
BOYD PHILIP C	08/29/1985	QS	22,000	4688-92

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	%
		3	ALT/RENO		12/15/2022	SL	100	100
15233	04/15/2015	3	ALT/RENO	8,995	05/06/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,000	2 1.00	100 1.00	100 1.00	212,130	1.34	A 1.00	R04 0.90			176,390

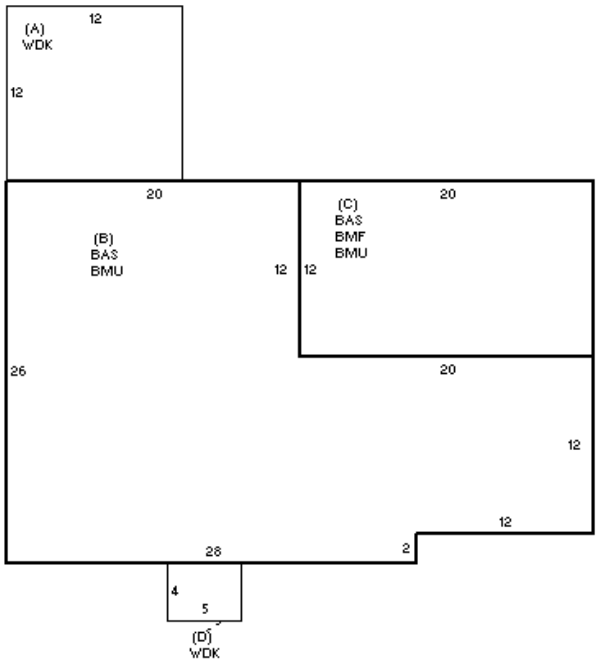
TOTAL	27,007 SF	ZONING	1	FRNT	125
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,400	156,100
BUILDING	200,700	174,600
DETACHED	0	2,000
OTHER	0	0
TOTAL	**377,100**	**332,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 12/15/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/15/2022	SL
LIST	12/15/2022	VER
REVIEW	12/15/2022	SL

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,016	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	25	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
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
+	WDK	N	WOOD DECK	164		35.15	5,764
+	BMU	N	BSMT UNFINISHED	1,016		36.64	37,228
+	BAS	L	BASE AREA	1,016	1985	192.90	195,983
C	BMF	N	BSMT FINISH	240		58.71	14,091
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN 257,345

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $200,700