**Key: 2350**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,374

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DONOVAN CHRISTINE & ELISABETH<br>SKIBA TRS 8 REGENCY DR RLTY TR<br>14 WILTSHIRE RD<br>NEWTON, MA 02458-1330 | 12.4-9-0 | 8 REGENCY DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DONOVAN CHRISTINE & ELISA | 12/13/2016 | F | 1 | 30159-274 |
| DONOVAN CHRISTINE M | 04/21/2015 | F | 100 | 28814-340 |
| DONOVAN CHRISTINE M &ELIZ | 09/28/2010 | F | 100 | 24863-212 |

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

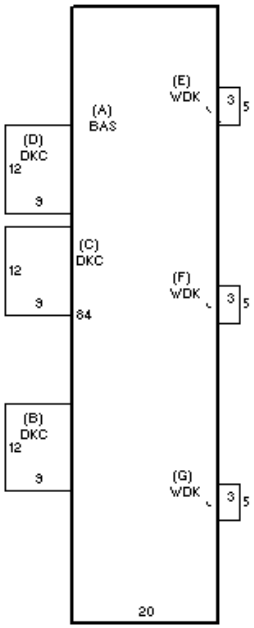
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALT/RENO | | 05/09/2023 | TL | 100 | 100 |
| 940200 | 05/11/1994 | 6 | FENCE | 500 | 12/15/1994 | JS | 100 | 100 |
| 930488 | 09/14/1993 | 3 | ALT/RENO | 11,000 | 03/21/1994 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,000 | 2 1.00 | 100 1.00 | 100 1.00 | 212,130 | 2.47 | A 1.00 | R04 0.90 | | | 156,620 |

| TOTAL | 12,981 SF | ZONING | 1 | FRNT | 100 |
|---|---|---|---|---|---|
| Nbhd | S SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 156,600 | 138,600 |
| BUILDING | 253,600 | 214,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **410,200** | **352,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 8 X 12 | | | 0.00 | |

PHOTO 05/09/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 12 | 0.85 | MULTI-FLATS [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 5/9/2023 | TL |
|---|---|---|
| LIST | 5/9/2023 | EST |
| REVIEW | 5/9/2023 | TL |

| YEAR BLT | 1940 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,680 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $199 | OVERALL | 0.950 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 12 | 1.00 |
| BEDROOMS | 6 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 15 | 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 | 4 | VINYL | 1.00 |
| 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 1,680 | 1940 | 173.24 | 291,050 |
| + | DKC | N | DECK-COMPOSITE | 324 | | 60.25 | 19,520 |
| + | WDK | N | WOOD DECK | 45 | | 60.81 | 2,737 |
| | FIX | O | XTRA FIXTURES | 10 | | 2,043.35 | 20,434 |

| TOTAL RCN | 333,740 |
|---|---|

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

| EFF.YR/AGE | 1995 / 27 | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |
| RCNLD | | | $253,600 |