

Key: 2765

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.792


LE
GA
L

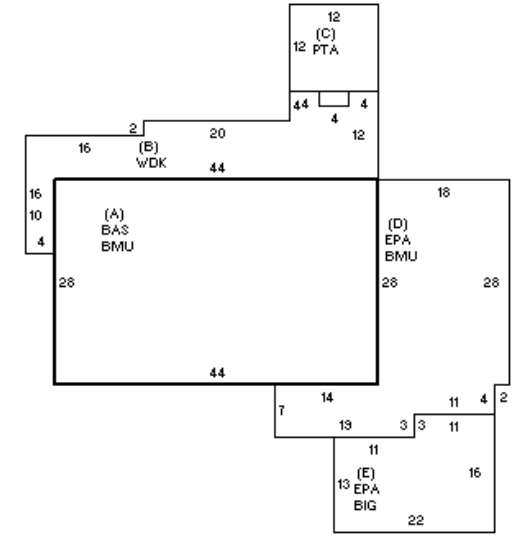
CURRENT OWNER				PARCEL ID				LOCATION															
LEARY MICHAEL F & ANNE C LEARY 154 MAIN ST WESTFORD, MA 01886				14.4-15-0				67 LEWIS POINT RD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
LEARY MICHAEL F & PEDDICORD JARVIS TRS				08/31/2020	QS	649,000	(223544)																
SINDONI JOHN JOSEPH				08/07/2020	F	1	(203856)																
				07/07/2014	F	1	(203856)																
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	26,450	4	1.00	100	1.00	100	1.00	612,820	1.36	A	1.00	BSP	2.60									507,330

LA
ND

TOTAL		26,441 SF		ZONING	1	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	507,300	431,700			
Infl1	AVG		BUILDING	357,500	240,800					
N_Index	AVG		DETACHED	0	0					
			OTHER	0	0					
TOTAL				TOTAL	864,800	672,500				

DE
TA
CH
ED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/30/2023
									



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/3/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,314
NET AREA	1,232	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,913		31.29	59,849		
\$NLA(RCN)	\$377	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,232	1979	198.34	244,353		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	432		22.54	9,736		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	144		15.08	2,171		
ROOMS	5	1.00		FLOOR COVER	35	WW-VINYL	1.00	+	EPA	N	ENCLOSED PORCH	1,000		68.83	68,828		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	319		93.42	29,801		
BATHROOMS	4	1.00		HEATING/COOLING	2	HOT WATER	1.02	BMF	N	BSMT FINISH	1,000			36.62	36,621		
BATHROOMS	4	1.00		FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		8,459.70	8,460			
FIXTURES	15	1.00		USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,246.80	4,494			
GARAGE CAPACITY	1	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0 uc
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$357,500