

Key: 2768

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.795

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CHOO ARTHUR JR & VICTOR CHOO				14.4-18-0				79 LEWIS POINT RD					
TR A & V REALTY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
1 BILLINGS ROAD				CHOO ARTHUR JR & VICTOR C				12/28/2012	F		1 (199273)		
QUINCY, MA 02171-2456				CHOO ARTHUR C S				12/28/2012	F		1 (199272)		
				CHOO ARTHUR C S TR					XX		1 (48405)		

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	%
18916	10/22/2018	3	ALT/RENO		07/07/2022	SL	100	100
		3	ALT/RENO	12,000			100	100

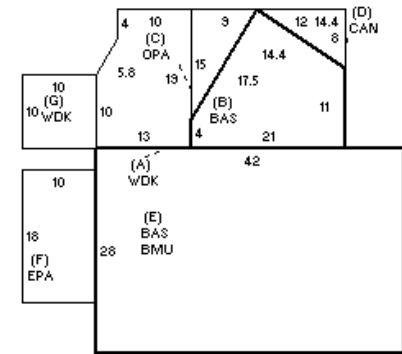
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000 4		1.00	100 1.00	612,820	1.38	A	1.00	BSP	2.60	505,510

TOTAL	26,005 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE removed dock/float; swim float	LAND	505,500	430,200			
Infl1	AVG		BUILDING	271,500	240,300			
N_Index	AVG		DETACHED	14,400	13,700			
			OTHER	0	0			
			TOTAL	791,400	684,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 22 X 24		528	36.34	14,400
SHF	A	1.00 A	0.75 6 X 6			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/7/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/7/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,271		
NET AREA	1,460	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	328		21.46	7,040	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	0.990	EXT COVER	15	VINYL SHINGLE	1.02	+	BAS	L	BASE AREA	1,460	1960	184.34	269,142	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	68		77.00	5,236	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CAN	N	CANOPY	48		13.71	658	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	E	BMU	N	BSMT UNFINISHED	1,176		36.64	43,091	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	F	EPA	N	ENCLOSED PORCH	180		74.15	13,347	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,056.90	8,057	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	5		2,139.92	10,700					
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$271,500