

Key: 3393

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.433

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUFFY FINTAN A & CATHERINE TRS DUFFY LIVING TRUST 4 UPTON ROAD WESTBOROUGH, MA 01581				19.2-81-0				72 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUFFY FINTAN A & CATHERIN				02/22/2019	F		1 (218654)				
DUFFY ANDREW F & CATHERIN				03/27/2018	F		(215713)				
DUFFY ANDREW F & CATHERIN				10/28/2009	O	199,000	(189896)				

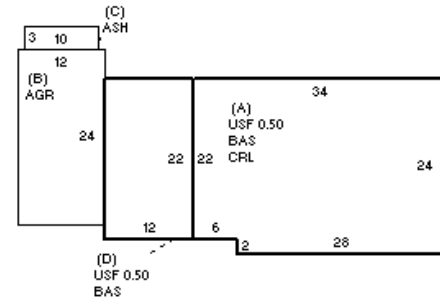
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-21-728	10/07/2021	3	ALT/RENO	9,750			100 100
EXB-21-144	03/09/2021	10	WOODSTOVE	500			100 100
15457	06/11/2015	15	INSULATE/WEA	3,100			100 100
10032	02/09/2010	3	ALT/RENO	8,900	03/22/2010	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,720 4	1.00	100	1.00	100	1.00	A	1.00	R05	1.05	174,030

TOTAL	7,710 SF	ZONING	1	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	174,000	154,000			
Infl1	AVG		BUILDING	265,900	238,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	439,900	392,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/24/2008



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2014	TL
MODEL	1		RESIDENTIAL	LIST	2/24/2014	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1942	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,602	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$205	OVERALL	1.080	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	
FIXTURES	5	1.00	FUEL SOURCE	1	OIL	1.00	
GARAGE CAPACITY	1	1.00	USE	0		1.00	
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,315
A	CRL	N	BSMT CRAWL	804		22.20	17,847	CONDITION ELEM	CD
A	USF	L	UPPER STORY FIN	402	1942	120.02	48,249	EXTERIOR	A
B	AGR	N	ATT GARAGE	288		76.13	21,926	INTERIOR	A
C	ASH	N	ATT SHED	30		27.12	814	KITCHEN	A
+	BAS	L	BASE AREA	1,068	1942	209.40	223,636	BATHS	A
D	USF	L	UPPER STORY FIN	132	2012	120.02	15,843	BATHS	A
								HEAT	U
								ELECT	A
EFF.YR/AGE								2000 / 22	
COND								19 19 %	
FUNC								0	
ECON								0	
DEPR								19 % GD 81	
RCNLD								\$265,900	