

Key: 4394

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.478

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
OCONNOR THOMAS P ETUX DIANE M OCONNOR 11 LONG BOAT RD BOURNE, MA 02532				23.1-10-2				3 ELDRIDGE AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
OCONNOR THOMAS P ETUX				05/12/2011	F	100 (194240)						
UNITED ASSET TRADING CO L				03/11/2010	S	260,000 (190884)						
DEUTSCHE BANK NATIONAL TR				09/11/2009	L	220,000 (189505)						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	100	1.00	612,820	1.00	A	1.00	BSP	2.60	562,620
300	A	0.006 4	1.00	100	1.00	42,380	1.00	A	1.00	BSP	2.60	250

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-150	05/08/2022	1	NEW CONSTRUC	300,000	06/30/2023	SL	10	55
		2	ADDITIONS		03/06/2018	BC	100	100
17682	08/28/2017	6	FENCE	7,900	06/18/2018	TL	100	100
17597	07/31/2017	3	ALT/RENO	4,500	06/18/2018	TL	100	100
12579	08/23/2012	3	ALT/RENO	4,800	10/10/2017	TL	100	100

LEGAL LAND

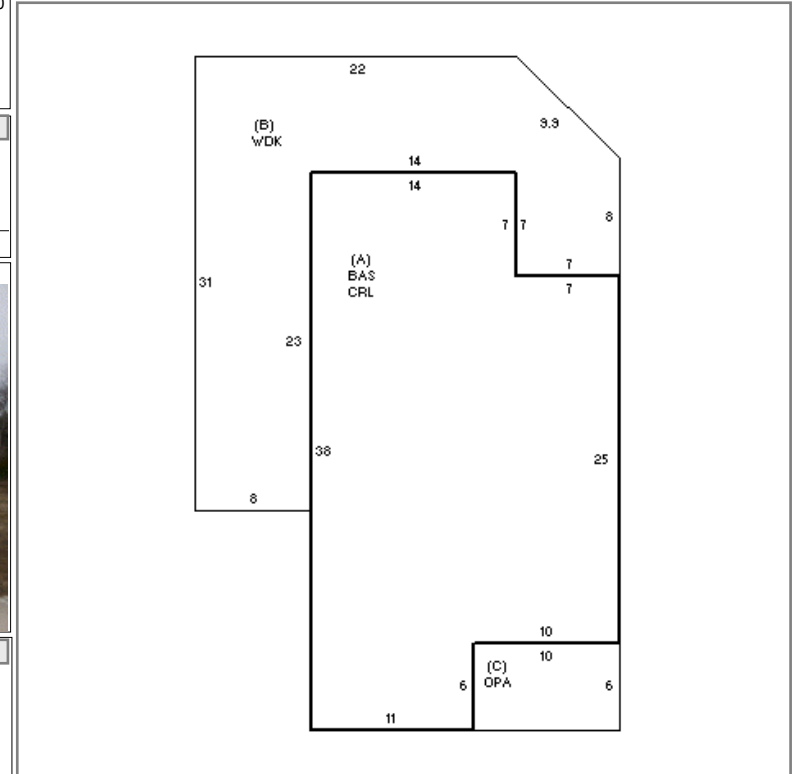
TOTAL	40,249 SF	ZONING	3	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N 160 ft of private sandy beach O Frontage on Gardinier Ave;property is B2 zone, new overlay district and flood zone=topo / T E	LAND	562,900	335,400			
Infl1	AVG		BUILDING	108,700	108,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	455,200	0			
			TOTAL	1,126,800	443,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	TL
MODEL	1		RESIDENTIAL	LIST	10/10/2017	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/2/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1942	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	135,913		
NET AREA	689	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	689		20.08	13,838	CONDITION ELEM	CD		
\$NLA(RCN)	\$197	OVERALL	0.730	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	689	1942	161.27	111,115	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	441		16.70	7,365	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	60		59.92	3,595	KITCHEN	A		
				FLOOR COVER	12	OTHER	1.00									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$108,700

