

Key: 4463

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.548

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROY JOSEPH J & MARY 12 WOODRIDGE LN WESTFORD, MA 01886				23.1-91-0				9 BAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROY JOSEPH J & MARY				03/30/2007	QS	272,000	21900-138				
MINASSIAN RONNIE &				10/24/2003	F	62,000	17842-1				
MINASSIAN RONNIE EXEC				08/19/2003	X		17490-84				

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	%
B-22-179	07/11/2022	9	DECK	25,000	10/25/2022	SL	100	100
EXB-21-859	11/22/2021	15	INSULATE/WEA	5,090			100	100
09521	10/20/2009	3	ALT/RENO	5,000	11/13/2009	TL	100	100
		13	OTHER				100	100

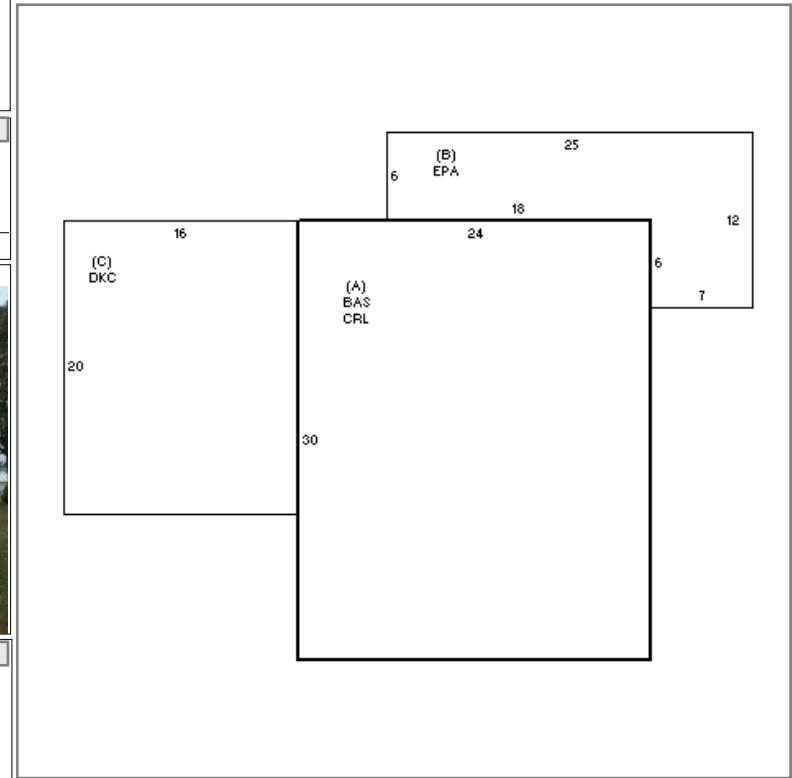
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,000	5	1.00	100	1.00	100	1.00	259,270	2.32	A	1.00	R07	1.10			193,150

TOTAL	13,983 SF	ZONING	1	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	193,200	194,300			
Infl1	AVG		BUILDING	158,000	120,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	351,200	314,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	4/10/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	720		24.37	17,545
\$NLA(RCN)	\$281	OVERALL	0.930	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	720	1945	195.67	140,882
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192	70.00	13,440
STORIES	1	1.00			ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	320	59.56	19,059
ROOMS	5	1.00			FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 1OP	1	7,605.90	7,606	
BEDROOMS	3	1.00			INT. FINISH	3	WOOD PANEL	0.98	FIX	O	XTRA FIXTURES	2	2,020.05	4,040	
BATHROOMS	1	1.00			HEATING/COOLING	1	FORCED AIR	1.00							
FIXTURES	7	1.00			FUEL SOURCE	1	OIL	1.00							
GARAGE CAPACITY	0	1.00			USE	0		1.00							
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	202,573
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$158,000