Key: 4658

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,751

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLACKWELL HOWARD R & H PAULINE BLACKWELL TRS BLACKWELL NOM TR C/O BRENDA BUKOWSKI 185 WARE ST PALMER, MA 01069	23.2-133-0	48 CANAL VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLACKWELL HOWARD R & H PA	09/01/2000	F		13218-213
BLACKWELL HOWARD R		XX		01278-0183

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	%
960093	03/26/1996	4	DETACH.STRUC	900	04/11/1997	JS	100	100
910081	03/22/1991	6	FENCE	300	02/01/1992	HS	100	100

LAND

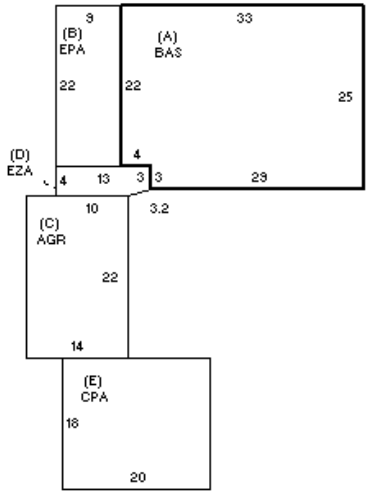
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,100	4 1.00	100 1.00	100 1.00	589,250	3.10	A 1.00	CEX 2.50			423,680

TOTAL	10,106 SF	ZONING	1	FRNT	0

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	423,700	375,000
BUILDING	145,800	139,200
DETACHED	0	0
OTHER	0	0
TOTAL	**569,500**	**514,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 09/27/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/27/2022	SL
LIST	11/3/2022	SL
REVIEW	11/3/2022	SL

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	813	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	813	1945	182.04	148,002
B	EPA	N	ENCLOSED PORCH	198		67.74	13,413
C	AGR	N	ATT GARAGE	308		64.07	19,734
D	EZA	N	ENCL BREEZEWAY	51		73.33	3,740
E	CPA	N	CAR PORT	360		9.11	3,278
	MST	O	MAS/METAL STACK	1		3,663.70	3,664

TOTAL RCN	191,831

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$145,800