

Key: 4683

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.775

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
TAURAS ALEXANDER P 25 STONEHAM ROAD WORCESTER, MA 01604		23.2-158-1	20 THOMAS AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TAURAS ALEXANDER P TAURAS ALEXANDER P &		09/15/2011 03/29/1996	H QS	100 99,900	25682-226 10123-334	

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 %
950258	06/06/1995	1	NEW CONSTRUC	65,000	04/15/1997	JS	100 100

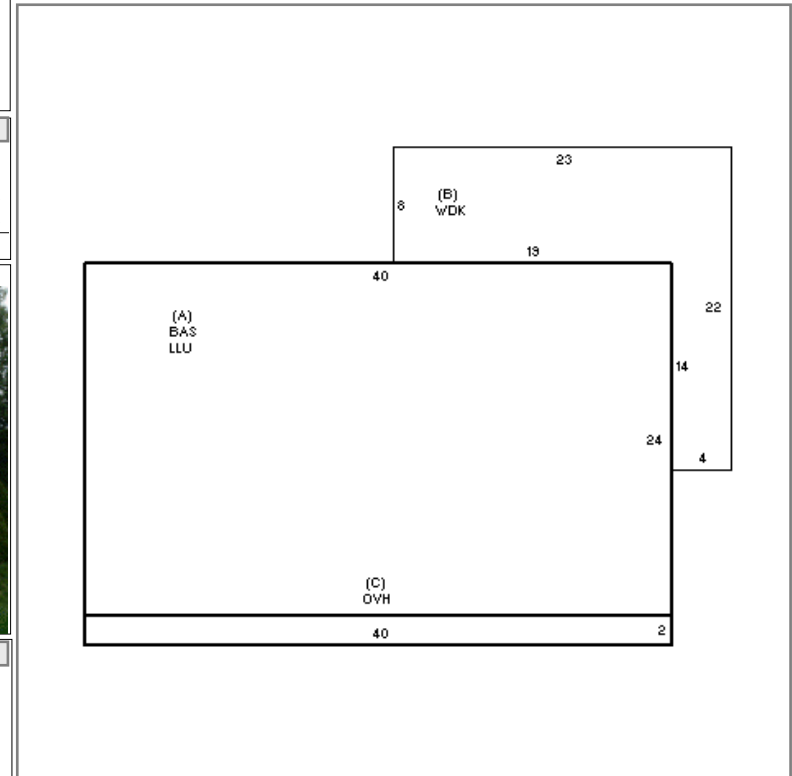
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,100 4	1.00	100	1.00	100	1.00	235,700	3.41	A	1.00	R02 1.00	167,900

TOTAL	9,104 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	167,900	118,900			
Infl1	AVG		BUILDING	200,100	177,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>368,000</b>	<b>296,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.015
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	960		32.19	30,906
A	BAS	L	BASE AREA	960	1995	199.27	191,295
B	WDK	N	WOOD DECK	240		26.03	6,246
C	OVH	L	OVERHANG	80	1995	181.98	14,558
	BMG	O	BSMT GARAGE	1		7,162.60	7,163

TOTAL RCN	250,169
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$200,100