

Key: 4690

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.783

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EREN SEL ETUX MARCIA BOYLE-EREN 252 LAKE ST BELLINGHAM, MA 02019				23.2-165-0				38 CANAL VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EREN SEL ETUX				09/22/2014	QS	400,000	28397-110				
OHEARN BRIAN R ETUX				09/28/2012	O	300,000	26717-169				
VAN AUKEN GARY &				09/28/2012	F		26717-167				

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 %
13329	05/20/2013	3	ALT/RENO		09/15/2020	TL	100 100
12744	10/16/2012	3	DECK	1,400	08/06/2013	DB	100 100
12707	10/03/2012	3	ALT/RENO	7,700	08/06/2013	DB	100 100
				3,100	11/13/2012		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	9,120	4	1.00	100	1.00	100	1.00	589,250	3.40	A	1.00	CEX	2.50		419,840

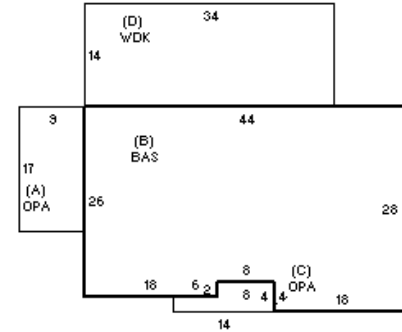
DETAILED

TOTAL	9,104 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Canal front; canal views	LAND	419,800	371,600			
Infl1	AVG		BUILDING	234,800	207,900			
N_Index	AVG		DETACHED	13,700	13,100			
			OTHER	0	0			
			TOTAL	668,300	592,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/22/2021
DGF	A	1.00	10 0.90	15 X 25		375	40.60	13,700	



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/10/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	12/29/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	260,927															
NET AREA	1,164	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	197		67.00	13,200																	
\$NLA(RCN)	\$224	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	1,164	1960	196.79	229,068																	
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	476		21.90	10,423																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		3,871.00	3,871																	
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,183.05	4,366																	
				INT. FINISH	2	DRYWALL	1.00																									
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	1	OIL	1.00																									
				USE	0		1.00																									
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