

Key: 4693

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.786

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN STEPHEN E ETUX KATHLEEN S SULLIVAN 18 METACOMET ST WALPOLE, MA 02081				23.2-168-0				26 CANAL VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN STEPHEN E ETUX				09/04/2009	O	600,000	24014-273				
PRINCE ST REAL ESTATE LLC				02/24/2006	F	1	20763-310				
SCHLENER SUSAN &				04/02/1991	QS	143,000	7484-37				

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	%
E-22-38	01/20/2022	3	ALT/RENO	4,000	03/03/2023	TL	100	100
EXB-20-361	10/14/2020	3	ALT/RENO	18,708	04/14/2021		100	100
161000	11/16/2016	14	SOLAR	43,776			100	100
11351	06/27/2011	9	DECK	8,500	03/03/2015	TL	100	100
10659	11/05/2010	3	ALT/RENO	48,418	03/03/2015	TL	100	100

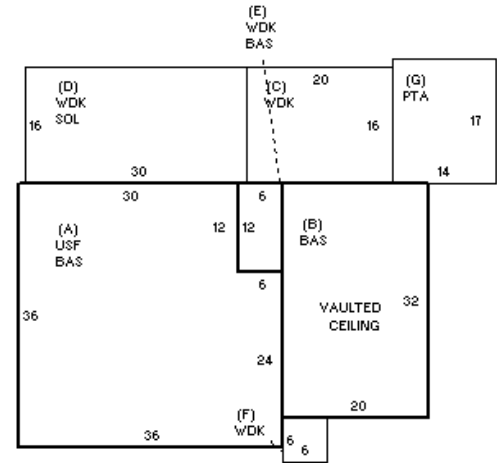
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,650	4	1.00	100	1.00	100	1.00	589,250	3.23	A	1.00	CEX	2.50			421,910

TOTAL	9,670 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	421,900	373,400			
Inf1	AVG		BUILDING	546,400	461,000			
N_Index	AVG		DETACHED	900	2,700			
			OTHER	0	0			
			TOTAL	969,200	837,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/03/2023
SHF	A	1.00	50 0.50	8 X 14		112	16.42	900	



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/3/2017	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	0.995
NET AREA	3,160	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,936	1957	201.70	390,482
A	USF	L	UPPER STORY FIN	1,224	1957	118.40	144,917
+	WDK	N	WOOD DECK	908		24.32	22,087
D	SOL	N	SOLARIUM	480		98.21	47,140
G	PTA	N	PATIO	238		15.48	3,685
	F21	O	FPL 2S 1OP	1		10,031.50	10,032
	FIX	O	XTRA FIXTURES	7		2,425.11	16,976

TOTAL RCN	635,318
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$546,400