

Key: 4757

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.850

LEGAL

LAND

CURRENT OWNER								PARCEL ID				LOCATION			
REARDON JOHN & DEBORAH A REARDON 73 VILLAGE CIRCLE TAUNTON, MA 02780								23.3-45-0				59 ACADEMY DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
REARDON JOHN & REARDON JOHN & NUNES MARY M								03/18/2021	F	10	33910-11				
								10/14/2020	QS	375,000	33357-131				
								10/14/2020	F	1	33357-129/30				

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	%
EXB-21-653	09/18/2021	3	ALT/RENO	11,830			100	100
B-21-108	09/01/2021	9	DECK	4,500	10/17/2023	TL	0	0
EXB-21-219	03/25/2021	15	INSULATE/WEA	2,111			100	100
		3	ALT/RENO		12/29/2020	TL	100	100
17587	07/31/2017	3	ALT/RENO	59,500	03/12/2018	TL	100	100

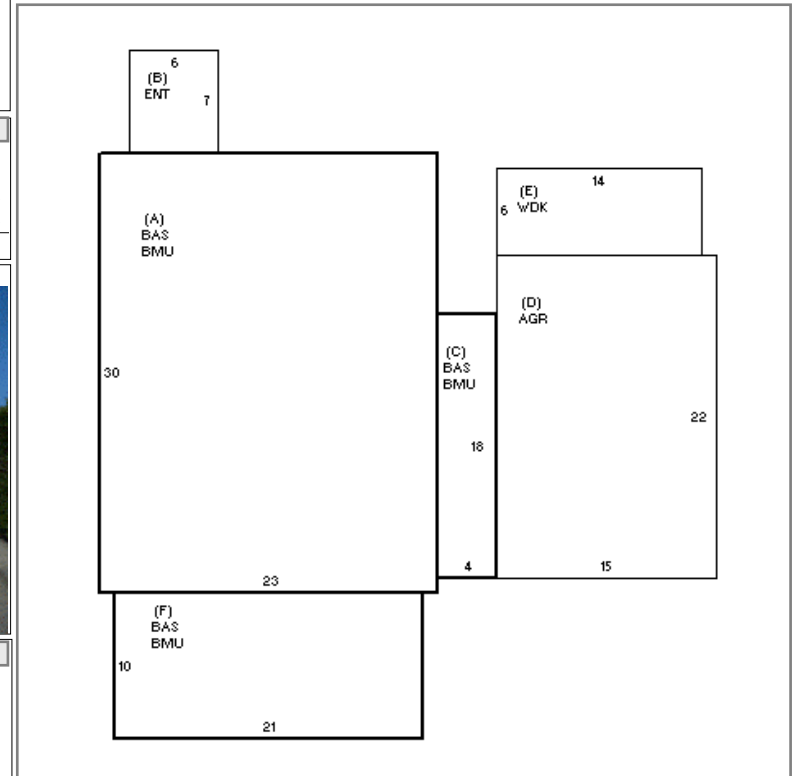
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,200	5	1.00	100	1.00	100	1.00	259,270	3.75	A	1.00	R07	1.10			183,140

TOTAL	8,189 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	183,100	184,200			
Infl1	AVG		BUILDING	296,800	262,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				479,900	446,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/29/2021	TL
MODEL	1		RESIDENTIAL	LIST	12/29/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/17/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1946	SIZE ADJ	1.020
NET AREA	972	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	4	FLR/WALL(FULL)	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	972		40.62	39,479
+	BAS	L	BASE AREA	972	1946	220.88	214,695
B	ENT	N	ENCLOSED ENTRY	42		94.15	3,954
D	AGR	N	ATT GARAGE	330		77.74	25,655
E	WDK	N	WOOD DECK	84		49.01	4,117
	F11	O	FPL 1S 1OP	1		8,930.80	8,931

TOTAL RCN	296,831
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0 uc
ECON	0
DEPR	0 % GD 100
RCNLD	\$296,800