

Key: 4787

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4901

LEGALS

LAND

DETACHED

BUILDING

INSTALLATION

CURRENT OWNER								PARCEL ID				LOCATION				
WARD FAMILY HOLDING LLC 122 JEFFERSON ROAD BOURNE, MA 02532								23.3-78-0				70 JEFFERSON RD				
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)					
WARD FAMILY HOLDING LLC								08/03/2018	F		10 31445-161					
WARD RAYMOND D &								02/10/1999	X		12056-137					
WARD RAYMOND D &									XX		01862-0019					

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,400	7	1.00	100	1.00	100	1.00	848,520	3.31	A	1.00	CEX 3.60	606,150

TOTAL	9,409 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	606,200	536,500
Infl1	AVG		BUILDING	176,700	156,300			
N_Index	AVG		DETACHED	9,800	9,300			
			OTHER	0	0			
						TOTAL	792,700	702,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	11 X 21	231	46.93	9,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2014	TL
MODEL	1		RESIDENTIAL	LIST	4/13/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/13/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	736	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	736	1950	208.29	153,305
\$NLA(RCN)	\$267	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	616		25.94	15,979
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	198		61.99	12,274
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	198		74.52	14,754
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	196,312	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			\$176,700

