Key: 4797

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,912

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ONEIL JENNIFER 97 VILLAGE AVE DEDHAM, MA 02026	23.3-92-0	49 JEFFERSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ONEIL JENNIFER	06/29/2015	F	1	28974-13
ONEIL ELINOR S & ALLISON	12/26/2012	F		26982-29
ONEIL ALLISON M &	12/26/2012	F		26982-23

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	%
16968	11/03/2016	4	DETACH.STRUC	24,000	04/05/2018	TL	100	100
01516	08/20/2001	3	ALT/RENO	25,000	08/15/2002	TL	100	100
980752	12/24/1998	2	ADDITIONS	50,000	10/16/2000	TL	100	100
920143	04/08/1992	3	ALT/RENO	6,500	03/17/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600	7 1.00	100 1.00	100 1.00	424,260	1.60	A 1.00	BGD 1.80			337,530

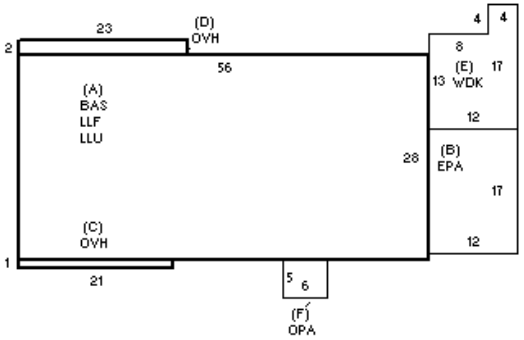
TOTAL	21,600 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	337,500	298,700
BUILDING	411,100	363,900
DETACHED	26,200	25,000
OTHER	0	0
TOTAL	**774,800**	**687,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	10 0.90	24 X 26	2017	624	42.39	23,800
SHF	A 1.00	A 0.75	10 X 20		200	15.95	2,400

PHOTO 04/06/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/5/2018	TL
LIST	4/5/2018	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	0.995
NET AREA	3,203	DETAIL ADJ	1.000
$NLA(RCN)	$160	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	9	WARM-COOL AIR	1.03
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	1,568		33.12	51,926
A	LLF	L	LOWER LEVEL FIN	1,568	1961	56.36	88,371
A	BAS	L	BASE AREA	1,568	1961	195.31	306,253
B	EPA	N	ENCLOSED PORCH	204		69.45	14,168
+	OVH	L	OVERHANG	67	1961	192.81	12,919
E	WDK	N	WOOD DECK	172		37.24	6,405
F	OPA	N	OPEN PORCH	30		86.73	2,602
	F11	O	FPL 1S 1OP	1		8,536.40	8,536
	FIX	O	XTRA FIXTURES	7		2,267.24	15,871
	GFP	O	GAS FIREPLACE	1		6,813.80	6,814

TOTAL RCN	513,865

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$411,100