

Key: 4832

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.949

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEECH TIMBER JOHN ETUX AMY REBECCA LEECH 8 OLD MONUMENT NECK RD BOURNE, MA 02532				23.4-26-0				8 OLD MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEECH TIMBER JOHN ETUX				06/12/2015	QS	345,000	28936-237				
TOMS HAROLD G JR ESTATE O				06/12/2015	F	100	28936-225				
TOMS HAROLD				08/04/2008	F		23081-258/9				

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	%
19345	04/29/2019	15	INSULATE/WEA	2,258			100	100
151022	11/02/2015	3	ALT/RENO				100	100
12459	07/09/2012	15	INSULATE/WEA	2,798	07/14/2015		100	100

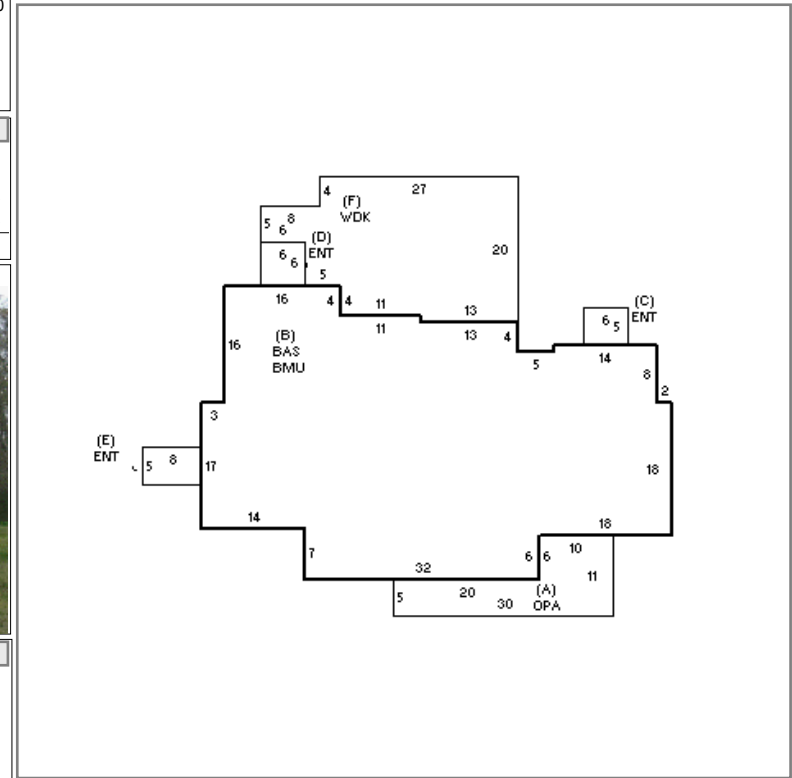
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	6	1.00	100	1.00	100	1.00	R04	0.90		194,750
300	A	0.697	6	1.00	100	1.00	100	1.00	R04	0.90		10,220

TOTAL	1.615 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE conservation path to canal			LAND	205,000	201,600	
Infl1	AVG			BUILDING	369,700	327,200			
N_Index	AVG			DETACHED	8,500	8,100			
				OTHER	0	0			
				TOTAL	583,200	536,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
UTB	A	1.00	A 0.75 20 X 28		560	14.90	6,300
SHF	A	1.00	A 0.75 8 X 12			0.00	
WDK	A	1.00	A 0.75 10 X 16		160	18.30	2,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/25/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1938	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	210		59.74	12,545
\$NLA(RCN)	\$230	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	2,008		29.17	58,566
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	2,008	1938	174.45	350,297
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	30		85.81	2,574
				FLOOR COVER	1	HARDWOOD	1.02	D	ENT	N	ENCLOSED ENTRY	36		85.80	3,089
				INT. FINISH	1	PLASTER	1.00	E	ENT	N	ENCLOSED ENTRY	40		85.80	3,432
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	566		21.68	12,272
				FUEL SOURCE	1	OIL	1.00	F	12	O	FPL 1S 2OP	1		8,546.70	8,547
				USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,161.66	10,808	

TOTAL RCN	462,130	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 1999 / 23		
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$369,700	