Key: 511

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 508

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HERLIHY COLLEEN A ET ALS HENRY J KING JR 87 FAIR OAKS AVENUE NEWTONVILLE, MA 02460	4.1-109-0	453 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HERLIHY COLLEEN A ET ALS	12/29/1994	J	1	9514-95-97
HERLIHY MARY C	12/29/1994	J	1	N/A-N/A
HERLIHY JAMES J JR	12/29/1994	F	1	N/A-N/A

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	%
16388	05/13/2016	9	DECK	5,000	10/11/2016	BC	100	100
151068	11/19/2015	2	ADDITIONS	440,000	10/11/2016	BC	100	100
151005	11/02/2015	5	DEMOLITIONS		10/11/2016	BC	100	100
08235	05/20/2008	3	ALT/RENO		07/08/2008		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	388,905	2.66	A 1.00	BAV 1.65			284,550

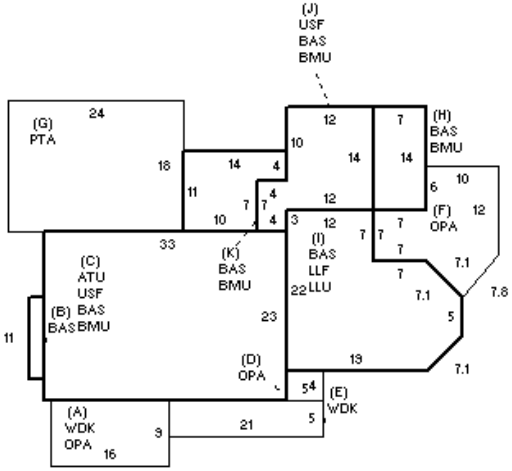
TOTAL	11,979 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	284,600	251,800
BUILDING	681,800	603,300
DETACHED	9,800	9,400
OTHER	0	0
TOTAL	**976,200**	**864,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	50 0.50	20 X 30		600	32.70	9,800

PHOTO 10/11/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	1/22/2018	EST
REVIEW	12/31/2018	DB

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,994	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
+	OPA	N	OPEN PORCH	366		70.56	25,827
+	BAS	L	BASE AREA	907	1940	216.49	196,354
+	BMU	N	BSMT UNFINISHED	1,179		43.72	51,547
C	USF	L	UPPER STORY FIN	759	1940	129.07	97,967
C	ATU	N	ATTIC UNF	759		50.08	38,010
+	WDK	N	WOOD DECK	249		31.05	7,732
G	PTA	N	PATIO	432		16.30	7,043
+	BAS	L	BASE AREA	713	2016	216.49	154,356
I	LLU	N	LOWER LEVEL UNF	419		43.47	18,215
I	LLF	L	LOWER LEVEL FIN	419	2016	73.98	30,999
J	USF	L	UPPER STORY FIN	196	2016	129.07	25,298
	F21	O	FPL 2S 1OP	1		10,562.00	10,562
	FIX	O	XTRA FIXTURES	7		2,553.36	17,874

TOTAL RCN	681,783

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

EFF.YR/AGE	2021 / 1		
COND	1 1 %		
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD	$681,800		