Key: 512

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 509

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SZABO HOLLIS C TR HOLLIS C SZABO REV TRUST 45 STEVENS RD NEEDHAM, MA 02492-3313	4.1-111-0	461 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SZABO HOLLIS C TR	09/05/2014	F	1	28367-156
SZABO RICHARD L &	08/23/1991	QS	148,000	7654-164

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

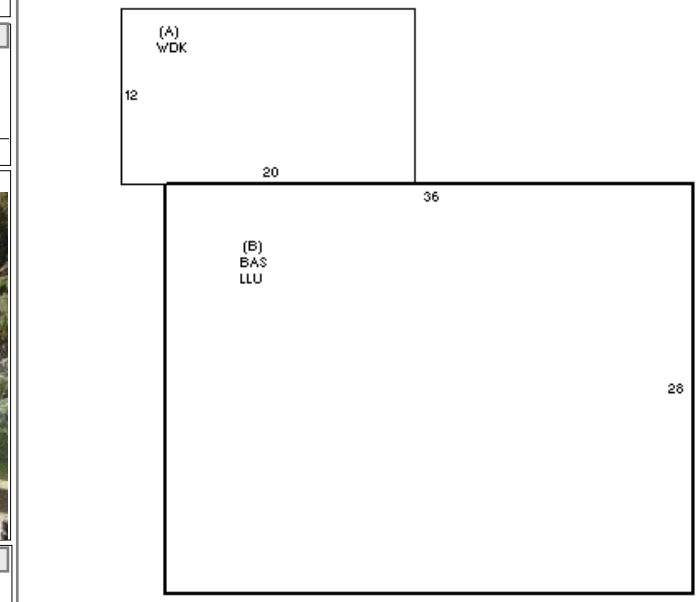
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-209	04/13/2023	3	ALT/RENO	17,204			100	100
EXB-21-823	11/10/2021	15	INSULATE/WEA	4,556			100	100
09410	09/02/2009	9	DECK	11,000	02/18/2015	DB	100	100
02370	06/13/2002	3	ALT/RENO	3,500	02/25/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	1 1.00	100 1.00	100 1.00	388,905	5.02	A 1.00	BAV 1.65			269,010

TOTAL	6,011 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	269,000	238,100
BUILDING	261,500	231,500
DETACHED	0	0
OTHER	0	0
TOTAL	**530,500**	**469,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/19/2020

BLDG COMMENTS

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	1/21/2022	NMP
LIST	6/19/2020	EST
REVIEW	6/19/2020	RP

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,806	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	75	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	240		27.73	6,655
B	LLU	N	LOWER LEVEL UNF	1,008		34.30	34,575
B	BAS	L	BASE AREA	1,008	1973	205.52	207,163
	LLF	L	LOWER LEVEL FIN	798	1973	66.06	52,716
	BMG	O	BSMT GARAGE	1		7,631.20	7,631
	F11	O	FPL 1S 1OP	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	6		2,280.02	13,680

TOTAL RCN	331,005

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

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$261,500