

Key: 5255

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.399

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AUCOIN EDITH A TR 138 JEFFERSON RD REALTY TRUST PO BOX 3006 BOURNE, MA 02532				26.1-14-0				138 JEFFERSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AUCOIN EDITH A TR 138				05/06/2005	QS	725,000	19802-218				
FLATS INDUSTRIAL INC				02/28/2002	QS	480,000	14873-155				
WALSH LOUIS R				04/26/1999	QS	265,000	12221-282				

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-21-540	08/04/2021	14	SOLAR	15,688			100	100
17573	07/22/2017	4	DETACH STRUC	3,000	03/22/2018		100	100
12140	03/08/2012	15	INSULATE/WEA	1,800			100	100
12016	01/09/2012	14	SOLAR	4,000	03/07/2012		100	100
02213	04/16/2002	3	ALT/RENO	8,000	02/26/2004	TL	100	100

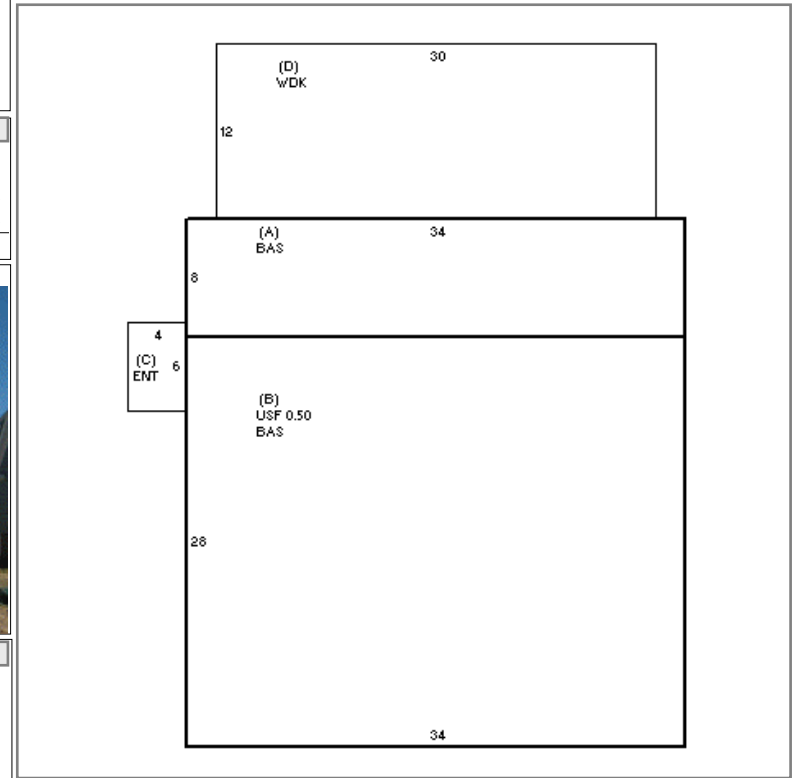
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,229 7	1.00	100	1.00	100	1.00	848,520	2.29	A	1.00	CEX 3.60	633,420

TOTAL	14,244 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE small sandy beach	LAND	633,400	560,600			
Infl1	AVG		BUILDING	288,100	254,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	921,500	815,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2016	TL
MODEL	1		RESIDENTIAL	LIST	10/28/2016	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/28/2016	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,700	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	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	13	HARDWOOD-W/W	1.00
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
+	BAS	L	BASE AREA	1,224	1900	199.35	244,010
B	USF	L	UPPER STORY FIN	476	1900	116.69	55,545
C	ENT	N	ENCLOSED ENTRY	24		121.12	2,907
D	WDK	N	WOOD DECK	360		22.65	8,155
	BMU	N	BSMT UNFINISHED	808		38.67	31,247
	CRL	N	BSMT CRAWL	416		27.24	11,334
	F21	O	FPL 2S 1OP	1		9,341.90	9,342
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776

TOTAL RCN	369,315
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$288,100