Key: 527

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 525

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEIRE THOMAS A ETUX C/O 106 CONCORD AVE RLTY LLC 106 CONCORD AVE BELMONT, MA 02478	4.1-131-0	460 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
106 CONCORD AVE RLTY LLC	08/31/2023	R	769,000	35967-309
ENGLISH PHILIP III &	04/18/2023	QS	749,000	35737-235
LEIRE THOMAS A ETUX	08/17/2012	QS	390,000	26596-63

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

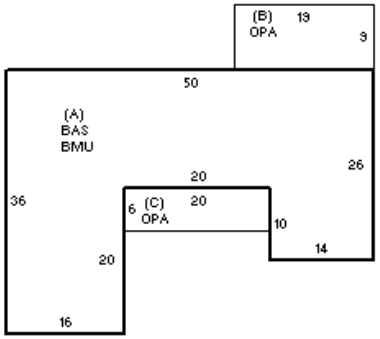
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-301	10/06/2023	3	ALT/RENO	25,000			0	0
940261	06/06/1994	3	ALT/RENO	1,200	03/27/1995	JS	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,712	1 1.00	100 1.00	100 1.00	848,520	3.55	A 1.00	BVG 3.60			602,260

TOTAL	8,712 SF	ZONING	1	FRNT	128
Nbhd	N SAG	NOTE	Also Frontage on Samoset Rd and Hawes Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	602,300	325,700
BUILDING	206,500	210,500
DETACHED	0	0
OTHER	0	0
TOTAL	**808,800**	**536,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	12/19/2017	EST
REVIEW	11/2/2018	DB

YEAR BLT	1954	SIZE ADJ	1.015
NET AREA	1,260	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	46	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	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,260		30.80	38,814
A	BAS	L	BASE AREA	1,260	1954	181.26	228,389
+	OPA	N	OPEN PORCH	291		56.75	16,514
	BSF	N	BSMT SEMI-FIN	356		23.64	8,417
	BMG	O	BSMT GARAGE	1		6,873.20	6,873
	F11	O	FPL 1S 1OP	1		7,731.40	7,731
	FIX	O	XTRA FIXTURES	3		2,053.53	6,161

TOTAL RCN	312,899

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1985 / 37		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$206,500