Key: 5279

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,421

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TESCHER DONALD R TRS JEFFERSON RD NOMINEE RLTY TR 115 JEFFERSON RD BOURNE, MA 02532	26.1-43-0	115 JEFFERSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TESCHER DONALD R TRS	10/23/2013	F	1	27777-75
TESCHER, DONALD R. ETUX	06/26/2013	F	1	27495-110
TESCHER, DONALD R. TR	07/28/2009	F	10	23922-270

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-20-360	11/17/2020	2	ADDITIONS	145,000	06/01/2021	TL	100	100
0000		3	ALT/RENO		09/24/2020	TL	100	100
19986	10/21/2019	15	INSULATE/WEA	3,777			100	100
06096	02/10/2006	9	DECK	4,000	08/02/2006	TL	100	100
06000	01/03/2006	2	ADDITIONS	65,000	11/15/2006	TL	100	100

LAND

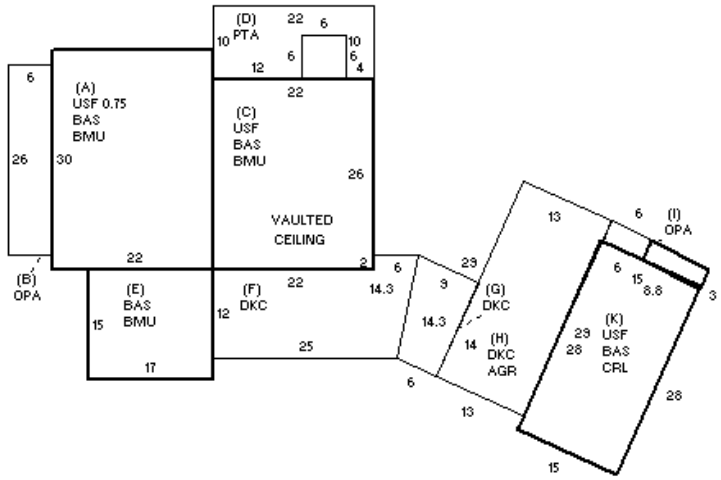
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,967	7 1.00	100 1.00	100 1.00	518,540	2.07	A 1.00	BVG 2.20			393,090

TOTAL	15,987 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	393,100	347,900
BUILDING	752,000	665,400
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**1,146,600**	**1,014,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 10		100	16.90	1,500

PHOTO 06/01/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2021	TL
LIST	6/1/2021	EST
REVIEW	12/30/2021	TL

YEAR BLT	1956	SIZE ADJ	0.995
NET AREA	3,420	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	18	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	2	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,487		40.91	60,832
+	USF	L	UPPER STORY FIN	1,067	2006	133.14	142,058
+	OPA	N	OPEN PORCH	174		83.70	14,564
+	BAS	L	BASE AREA	827	2006	226.81	187,571
D	PTA	N	PATIO	184		18.07	3,326
+	DKC	N	DECK-COMPOSITE	809		78.66	63,639
H	AGR	N	ATT GARAGE	377		89.38	33,696
+	BAS	L	BASE AREA	1,106	1956	226.81	250,850
K	CRL	N	BSMT CRAWL	420		32.90	13,816
K	USF	L	UPPER STORY FIN	420	1956	133.14	55,918
	BMF	N	BSMT FINISH	405		56.11	22,724
	F21	O	FPL 2S 1OP	1		11,280.50	11,281
	FIX	O	XTRA FIXTURES	11		2,727.14	29,999
	JAC	O	JACUZZI	1		15,725.30	15,725

TOTAL RCN	905,997

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

EFF.YR/AGE	2002 / 20		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$752,000