Key: 5299

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,441

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACDONALD ANTHONY P & EVELYN M MACDONALD 219 EDMANDS RD FRAMINGHAM, MA 01701-3006	26.1-67-0	45 RUSSELL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD ANTHONY P &	08/04/1997	QS	135,000	10885-275

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,568	7 1.00	100 1.00	100 1.00	424,260	2.24	A 1.00	BGD 1.80			317,670

TOTAL	14,549 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	317,700	281,200
BUILDING	220,600	195,300
DETACHED	17,300	16,500
OTHER	0	0
TOTAL	**555,600**	**493,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	22 X 24		528	36.34	17,300

PHOTO 12/31/2002

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	5/29/2008	TL
LIST	5/29/2008	TL
REVIEW	5/29/2008	TL

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,440	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
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
A	PTA	N	PATIO	324		14.08	4,562
B	BAS	L	BASE AREA	1,440	1959	189.93	273,499
	CPC	O	CAPE CELLAR	1		3,909.30	3,909
	F11	O	FPL 1S 1OP	1		8,301.00	8,301

TOTAL RCN	290,271

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$220,600