Key: 5339

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,482

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON MEGAN &	26.1-113-0	121 PRESIDENTS RD
DAVID ANDERSON		
37 KEELING RD		
WAKEFIELD, MA 01880		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON MEGAN &	11/10/2022	QS	711,000	35476-63
FRIEDMAN EVELYN J - TR	07/26/2017	F	99	30652-161
FRIEDMAN EVELYN J	10/18/2013	QS	320,000	27768-183

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	%
		3	ALT/RENO		05/02/2023	TL	100	100
02719	10/24/2002	1	NEW CONSTRUC	190,000	10/09/2003	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	10,080	7 1.00	100 1.00	100 1.00	318,195	3.11	A 1.00	BAV 1.35			228,740

TOTAL	10,062 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

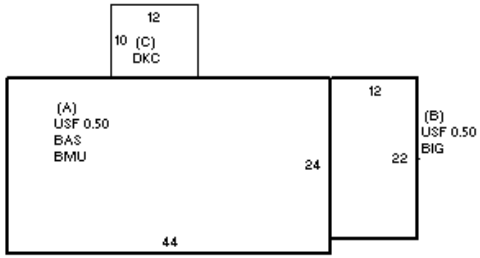
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	228,700	202,400
BUILDING	365,900	271,700
DETACHED	0	0
OTHER	0	0
TOTAL	**594,600**	**474,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/01/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/1/2023	RP
LIST	2/1/2023	EST
REVIEW	7/24/2023	RP

BLDG COMMENTS

YEAR BLT	2003	SIZE ADJ	1.010
NET AREA	1,716	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		42.54	44,920
A	BAS	L	BASE AREA	1,056	2003	223.94	236,478
+	USF	L	UPPER STORY FIN	660	2003	126.84	83,716
B	BIG	N	BUILT-IN GARAGE	264		103.29	27,268
C	DKC	N	DECK-COMPOSITE	120		73.25	8,790
	FIX	O	XTRA FIXTURES	4		2,484.18	9,937

TOTAL RCN	411,110

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

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$365,900