

Key: 5392

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.539

LEGAL

LAND

DETACHED

BUILDING

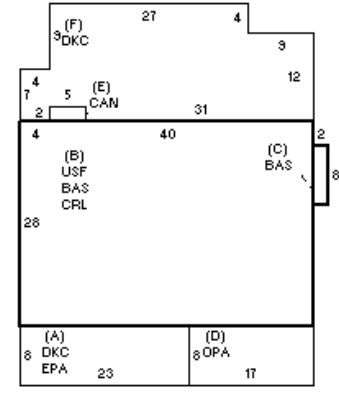
CURRENT OWNER				PARCEL ID				LOCATION			
BURCHILL WILLIAM F & ANNE K BURCHILL 1255 WASHINGTON STREET NORWOOD, MA 02062				26.1-177-0				12 BRYANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BURCHILL WILLIAM F & SMITH WILLIAM E JR ETUX				04/30/2001 07/28/1986	QS N	300,000 1 5213-162					

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	%
16870	10/07/2016	3	ALT/RENO		04/25/2023	TL	100	100
16870	10/07/2016	1	NEW CONSTRUC	440,000	09/15/2017	BC	100	100
15976	10/27/2015	5	DEMOLITIONS		09/05/2017	BC	100	100
01325	06/07/2001	3	ALT/RENO	3,500	09/07/2016		100	100
					07/09/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,000 7	1.00	100	1.00	100	1.00	518,540	2.66	A	1.00	BVG 2.20	379,410

TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	379,400	335,800			
Infl1	AVG		BUILDING	519,000	459,300			
N_Index	AVG		DETACHED	22,300	19,500			
			OTHER	0	0			
			TOTAL	920,700	814,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G	1.20 10 0.90	21 X 22	2016	462	53.52	22,300



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2017	BC
MODEL	1		RESIDENTIAL	LIST	9/15/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/25/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2017	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,600	
NET AREA	2,256	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	184		87.29	16,061			
\$NLA(RCN)	\$235	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	1,120		24.07	26,960			
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,120	2017	122.98	137,740			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,136	2017	227.07	257,955			
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	136		81.16	11,038			
				INT. FINISH	2	DRYWALL	1.00	E	CAN	N	CANOPY	10		18.33	183			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	DKC	N	DECK-COMPOSITE	742		73.39	54,459			
				FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	7		2,519.04	17,633			
				USE	0		1.00	GFP	O	O	GAS FIREPLACE	1		7,570.50	7,571			
																COND	2 2 %	
																FUNC	0	
																ECON	0	
																DEPR	2 % GD	98
																RCNLD	\$519,000	