

Key: 5513

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.656

LEGAL

LAND

DETACHED

BUILDING

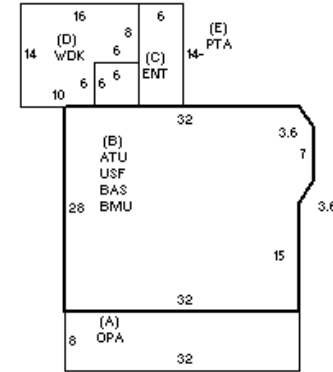
CURRENT OWNER		PARCEL ID	LOCATION		
HUGUS ELISE R & DANIEL COJANU 169 SHORE RD BOURNE, MA 02532		26.2-96-0	169 SHORE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		11/04/2022	QS XX	505,000	35465-325 03780-0078

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	%
EXB-23-556	08/31/2023	14	SOLAR	45,634			100	100
EXB-23-364	08/04/2023	3	ALT/RENO	10,000			0	0
B-23-198	07/13/2023	3	ALT/RENO	10,000			0	0
15754	08/27/2015	4	DETACH.STRUC	300			100	100
970192	04/30/1997	4	DETACH.STRUC	1,445	05/06/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	20,204	6	1.00	100	1.00	100	1.00	294,625	1.70	A	1.00	R07	1.25										231,650

TOTAL	20,168 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	231,700	205,000			
Infl1	AVG		BUILDING	328,500	290,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>				<b>560,200</b>	<b>495,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/15/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/23/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,832	DETAIL ADJ	1.000
\$NLA(RCN)	\$236	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	256		67.41	17,256
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	916		41.76	38,257
ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	916	1920	227.13	208,048
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	916	1920	123.30	112,940
FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	916		47.36	43,382
INT. FINISH	1	PLASTER	1.00	C	ENT	N	ENCLOSED ENTRY	36		96.81	3,485
HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	WOOD DECK	188		40.06	7,532
FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	84		16.66	1,400
USE	0		1.00								

TOTAL RCN	432,298
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	\$328,500