Key: 5563

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,704

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TINKJIAN KEVORK ET UX ANNA M ROSENBLATT-TINKJIAN 130 LAKE AVE NEWTON, MA 02459	26.3-10-0	34 BENEDICT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TINKJIAN KEVORK ET UX	12/15/2009	O	430,000	24237-211
LAY PRISCILLA A &	03/28/2008	N		22788-347/8
MOHRE HELEN E	11/29/1995	XX		9949-25

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		06/29/2022	SL	100	100
10442	07/26/2010	3	ALT/RENO	48,000	01/21/2011		100	100
10029	02/03/2010	3	ALT/RENO	13,900	03/19/2010	TL	100	100
10020	01/27/2010	3	ALT/RENO		01/21/2011	TL	100	100

LAND

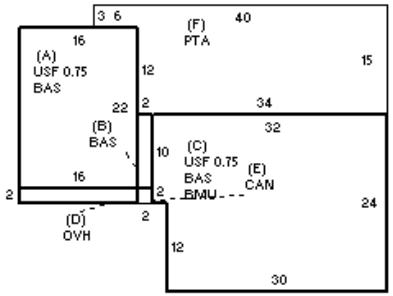
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,450	7 1.00	100 1.00	100 1.00	707,100	4.10	A 1.00	BEX 3.00			495,940

TOTAL	7,449 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE: Excellent view; Chapter 91 license for boardwalk #14736

ASSESSED	CURRENT	PREVIOUS
LAND	495,900	438,900
BUILDING	437,700	387,300
DETACHED	17,800	17,000
OTHER	0	0
TOTAL	**951,400**	**843,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	V 1.30	10 0.90	4X21	2018	84	235.56	17,800

PHOTO 06/29/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/29/2022	SL
LIST	6/29/2022	EST
REVIEW	6/29/2022	SL

YEAR BLT	1949	SIZE ADJ	1.010
NET AREA	1,970	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	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
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	372	2010	243.13	90,445
A	USF	L	UPPER STORY FIN	264	2010	136.35	35,995
C	BMU	N	BSMT UNFINISHED	744		58.30	43,375
C	BAS	L	BASE AREA	744	1949	243.13	180,891
C	USF	L	UPPER STORY FIN	558	1949	136.34	76,080
D	OVH	L	OVERHANG	32	1949	229.36	7,340
E	CAN	N	CANOPY	4		19.63	79
F	PTA	N	PATIO	528		17.22	9,093
	F21	O	FPL 2S 1OP	1		11,157.00	11,157
	FIX	O	XTRA FIXTURES	6		2,697.30	16,184

TOTAL RCN	470,637

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

EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$437,700