

Key: 567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 565

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
TOKATLYAN ESTER & KEVIN FRANCIS CURRAN 93 REVERE ST BOSTON, MA 02114				4.1-170-0				438 WILLISTON RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TOKATLYAN ESTER & PONTBRIAND THOMAS C &				08/28/2020	QS	485,000	33207-338	
								12/30/1985	QS		4863-48	

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-21-19	01/12/2021	3	ALT/RENO	6,000			100	100
EXB-20-434	11/09/2020	3	ALT/RENO	6,500			100	100
		12	CYCLICAL		12/19/2017	BC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	7,700	1	1.00	100	1.00	100	1.00	518,540	3.98	A	1.00	BA+	2.20				364,550

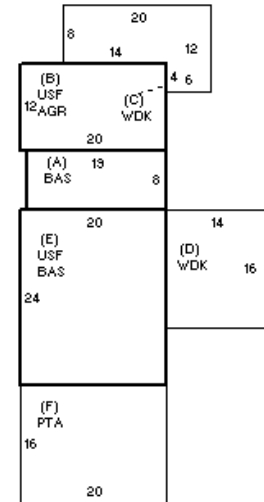
TOTAL	7,710 SF		ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	seasonal water view-trees=loc;abuts Little Store			LAND	364,600	322,600
Infl1	AVG			LAND	266,000	235,400	BUILDING		
N_Index	AVG			DETACHED	0	0	OTHER	0	0
							TOTAL	630,600	558,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2021



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,396		
NET AREA	1,352	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	632	1910	228.63	144,493	CONDITION ELEM	CD		
\$NLA(RCN)	\$201	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	240		77.36	18,567	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	720	1910	120.52	86,773	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	408		23.68	9,660	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.02	F	PTA	N	PATIO	320		15.07	4,823	BATHS	V		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,360.47	7,081	BATHS	V		
				HEATING/COOLING	1	FORCED AIR	1.00									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
				USE	0		1.00												
																EFF.YR/AGE	2017 / 5		
																COND	2 2 %		
																FUNC	0		
																ECON	0		
																DEPR	2	% GD	98
																RCNLD	\$266,000		