Key: 579

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 578

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEENAN ARTHUR & RUZANNA TRS ARTHUR W QUEENAN LIV TRUST 53 BROOK ST MANCHESTER, MA 01944	4.1-184-1	416 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUEENAN ARTHUR & RUZANNA	04/16/2021	F	1	34022-172
QUEENAN ARTHUR W ETUX	07/16/2015	QS	420,000	29016-277
OSBORNE ADELAIDE N	05/24/2007	H	1	22050-321

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

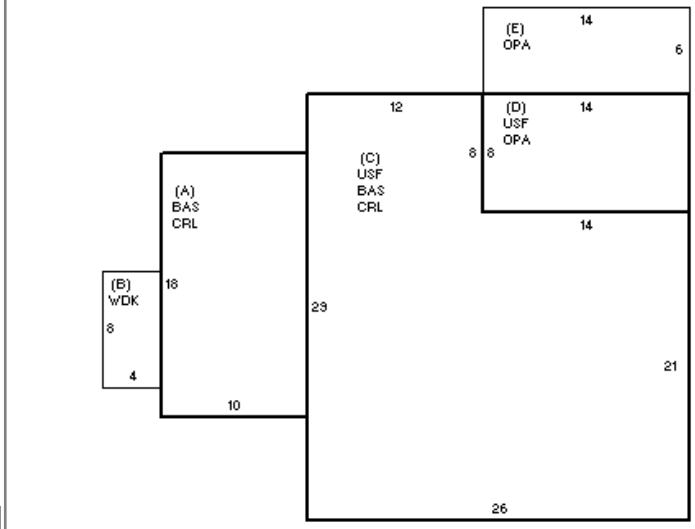
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-94	06/30/2020	15	INSULATE/WEA	9,600			100	100
19123	02/21/2019	3	ALT/RENO	25,000			100	100
950608	11/28/1995	9	DECK	5,800	03/27/1997	JC	100	100
940300	07/07/1994	9	DECK	5,000	05/24/1995	JC	100	100
930025	01/23/1993	2	ADDITIONS	2,100	12/29/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,021	1 1.00	100 1.00	100 1.00	388,905	2.65	A 1.00	BAV 1.65			284,600

TOTAL	12,023 SF	ZONING	1	FRNT	148
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	284,600	251,900
BUILDING	265,500	234,900
DETACHED	6,800	6,500
OTHER	0	0
TOTAL	**556,900**	**493,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	F 0.70	F 0.60	20 X 20		400	28.42	6,800

PHOTO 12/11/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	12/11/2017	EST
REVIEW	11/1/2018	DB

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,576	DETAIL ADJ	1.000
$NLA(RCN)	$196	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	822		21.38	17,571
+	BAS	L	BASE AREA	822	1925	208.30	171,222
B	WDK	N	WOOD DECK	32		66.57	2,130
+	USF	L	UPPER STORY FIN	754	1925	114.21	86,117
+	OPA	N	OPEN PORCH	196		68.65	13,456
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	308,696

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$265,500