

Key: 6249

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.405

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
STAHOWIAK EDWARD R ETUX STAHOWIAK LINDA E 26 BROOKS RD BOURNE, MA 02532				30.2-142-0				26 BROOKS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STAHOWIAK EDWARD R ETUX				08/30/2017	QS	310,000	(213903)				
RACE JORDAN T				05/26/2011	S	165,000	(194351)				
FEDERAL NATIONAL MORT ASS				10/15/2010	L	207,135	(192676)				

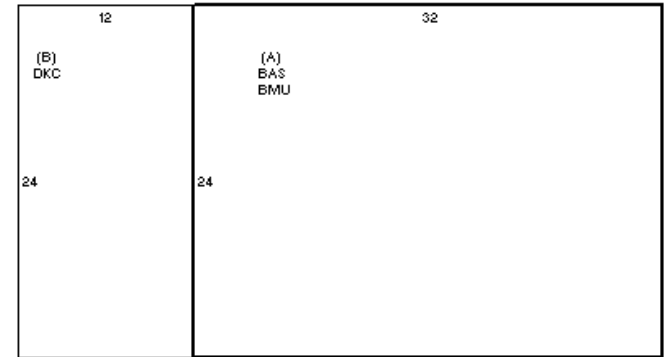
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15429	06/05/2015	9	DECK	10,000			100	100
12792	11/01/2012	15	INSULATE/WEA	1,500			100	100
11278	05/25/2011	3	ALT/RENO	12,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	9,880	9	1.00	100	1.00	100	1.00	271,055	3.16	A	1.00	BAV	1.15				194,490

DETACHED

TOTAL	9,888 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH		N O T E	shf=estimate			LAND	194,500	172,100
Infl1	AVG			BUILDING	250,300	221,500			
N_Index	AVG			DETACHED	1,800	1,700			
				OTHER	0	0			
							<b>TOTAL</b>	<b>446,600</b>	<b>395,300</b>



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/23/2017
SHF	A	1.00	10 0.90	10X12		120	16.42	1,800	



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2018	BC
MODEL	1		RESIDENTIAL	LIST	8/20/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	272,071
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		47.89	36,780		
\$NLA(RCN)	\$354	OVERALL	1.020	EXT COVER	6	SHAKES	1.05	A	BAS	L	BASE AREA	768	1953	214.61	164,818		
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	288		65.33	18,814		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BGF	N	BSMT GOOD FINIS	768		58.61	45,012		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,215.70	6,647		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2011 / 11	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$250,300	