Key: 634

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 633

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAREENE DANIEL & NATHALIE PAREENE 555 CHESTNUT ST ASHLAND, MA 01721	4.3-29-0	12 TECUMSEH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAREENE DANIEL &	12/30/2022	QS	510,000	35571-97
LEPORE GARY L	08/12/1992	A	99	9776-51
LEPORE LOUISE & GARY L LE		XX		N/A-N/A

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	%
B-23-147	06/16/2023	3	ALT/RENO	23,000			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,770	1 1.00	100 1.00	100 1.00	294,625	2.51	A 1.00	R05 1.25			217,080

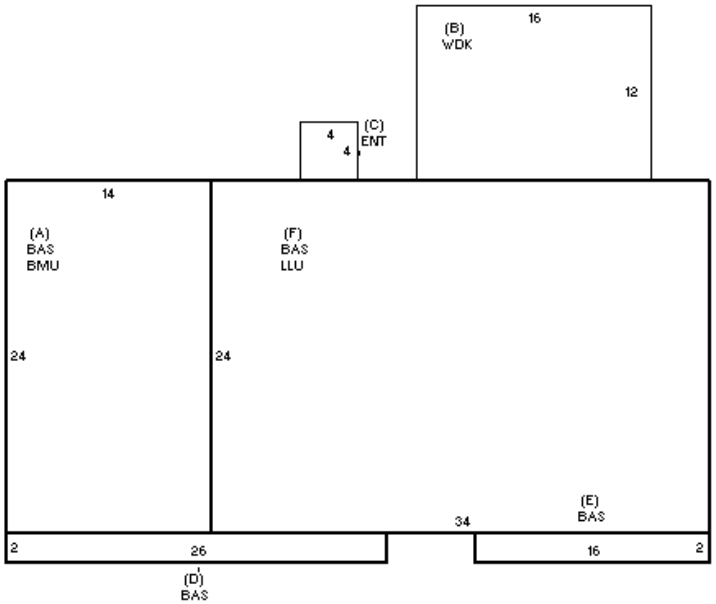
TOTAL	12,763 SF	ZONING	1	FRNT	115
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	217,100	192,100
BUILDING	252,800	219,500
DETACHED	1,900	1,700
OTHER	0	0
TOTAL	471,800	413,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10		80	16.90	700
SHF	G 1.20	10 0.90	8 X 12			0.00	
WDK	G 1.20	10 0.90	5 X 12		60	21.96	1,200

PHOTO 05/15/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2022	NMP
LIST	5/15/2023	EST
REVIEW	5/15/2023	TL

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.015
NET AREA	1,236	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	336		66.05	22,192
B	WDK	N	WOOD DECK	192		37.63	7,226
C	ENT	N	ENCLOSED ENTRY	16		122.86	1,966
+	BAS	L	BASE AREA	1,236	1964	202.25	249,981
F	LLU	N	LOWER LEVEL UNF	816		34.47	28,128
	BMG	O	BSMT GARAGE	1		7,669.00	7,669
	F11	O	FPL 1S 1OP	1		8,626.60	8,627
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874

TOTAL RCN	332,662

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		$252,800