Key: 6353

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.506

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORBETT GAIL G 53 MAGALETTA DRIVE WESTWOOD, MA 02090	30.4-24-0	18 LESTER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORBETT GAIL G	08/22/2011	F	10	25633-105
CORBETT GAIL G	09/29/2005	F	10	20308-291
GILLILAND ANN M	03/23/1990	XX		7156-295

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

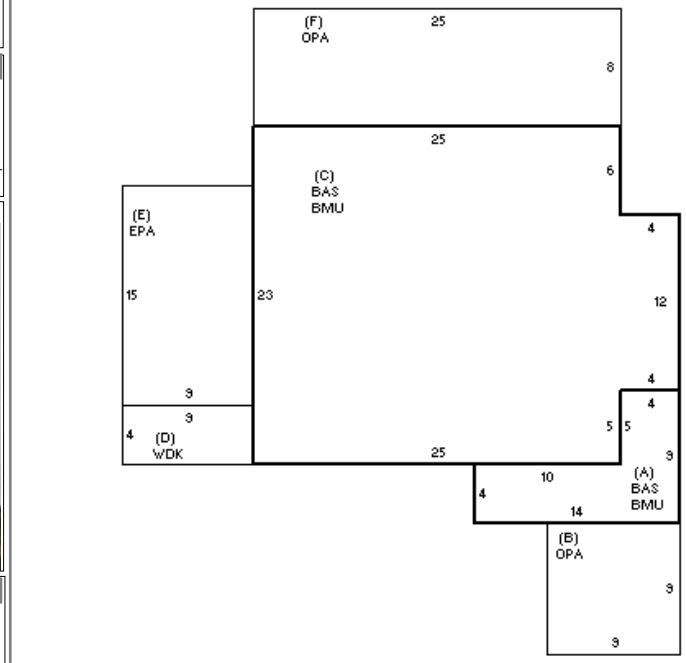
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
151177	12/17/2015	3	ALT/RENO	11,219			100	100
14242	04/17/2014	3	ALT/RENO	6,628	08/11/2014		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,970	9 1.00	100 1.00	100 1.00	1,508,480	2.66	A 1.00	BSP 6.40			1,103,410

TOTAL	11,970 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,103,400	976,600
BUILDING	227,800	201,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,331,200**	**1,178,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/22/2003

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	8/28/2014	TL
LIST	8/28/2014	TL
REVIEW	2/13/2015	DB

YEAR BLT	1939	SIZE ADJ	1.015
NET AREA	1,398	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	699		46.72	32,659
+	BAS	L	BASE AREA	699	1939	209.37	146,348
+	OPA	N	OPEN PORCH	281		59.73	16,785
D	WDK	N	WOOD DECK	36		64.34	2,316
E	EPA	N	ENCLOSED PORCH	135		83.50	11,273
	USF	L	UPPER STORY FIN	699	1939	110.36	77,145
	F21	O	FPL 2S 1OP	1		8,941.10	8,941
	FIX	O	XTRA FIXTURES	2		2,161.45	4,323

TOTAL RCN	299,789

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			$227,800