

Key: 6582

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.745

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SALMON MARY K, WALTER F RAFFERTY JR ET ALS 2 WESTMORELAND DR WORCESTER, MA 01602-1025				30.4-278-0				24 DOUGLAS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SALMON MARY K, WALTER F RAFFERTY KATHLEEN				10/24/2013	H XX		(201842) 752-101				

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-23-590	09/13/2023	3	ALT/RENO	10,900				0
E-21-821	12/14/2021	3	ALT/RENO	31,650	05/06/2022	TL	100	100

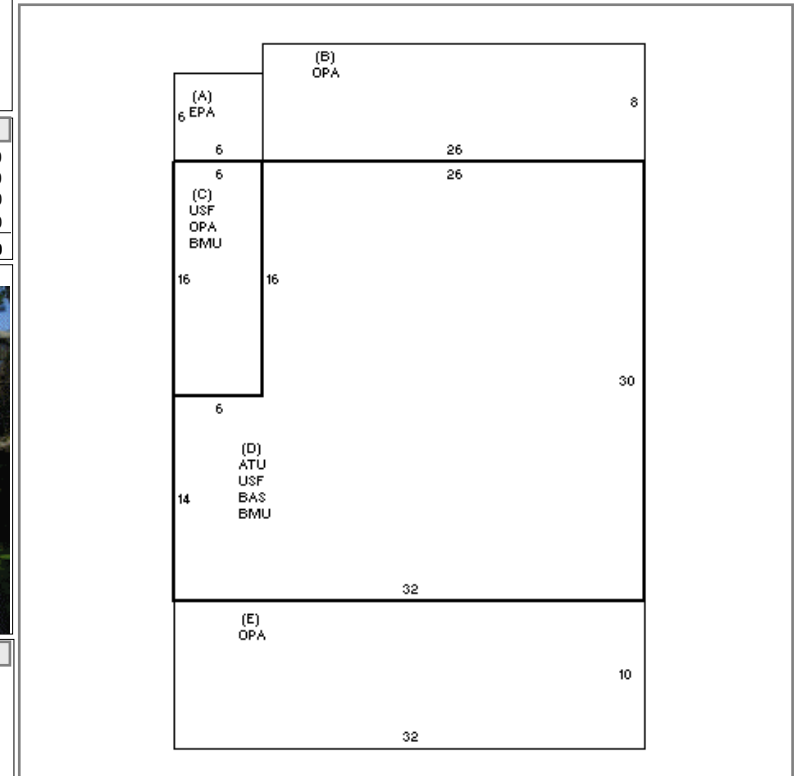
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,680	9	1.00	100	1.00	1.00	294,625	2.37	A	1.00	BA+ 1.25	218,860

TOTAL	13,678 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	218,900	193,700			
Infl1	AVG		BUILDING	329,100	291,200			
N_Index	AVG		DETACHED	7,000	8,500			
			OTHER	0	0			
			TOTAL	555,000	493,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	50 0.50	15 X 20		300	46.93	7,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/11/2008	JH
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/6/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1895	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
\$NLA(RCN)	\$226	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		5	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	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	36		118.04	4,250
+	OPA	N	OPEN PORCH	624		60.63	37,833
+	BMU	N	BSMT UNFINISHED	960		37.57	36,063
+	USF	L	UPPER STORY FIN	960	1895	110.90	106,465
D	BAS	L	BASE AREA	864	1895	204.29	176,509
D	ATU	N	ATTIC UNF	864		42.60	36,806
F21	O	O	FPL 2S 1OP	1		9,075.00	9,075
FIX	O	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	411,389	
CONDITION ELEM		
CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	U	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$329,100	