

Key: 6633

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.798

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TADBIRI ARASH ETUX ROYA AMIRFARZAM 10 QUAKER LN BOURNE, MA 02532				31.0-28-0				10 QUAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TADBIRI ARASH ETUX				03/01/2017	P	205,000	30326-120				
DONOVAN THOMAS E ETUX				08/07/2006	F	1 21249-51					
CURRY JOHN & THOMAS E &				11/17/2000	A	13372-96					

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 %
SR-21-24	04/21/2021	4	DETACH.STRUC	4,000			100 100
B-21-45	02/04/2021	3	ALT/RENO	2,500	06/30/2023	TL	0 0
20309	04/10/2020	3	ALT/RENO	9,000	04/22/2021		100 100
17965	11/27/2017	1	NEW CONSTRUC	459,000	04/17/2019	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 9		1.00	100 1.00	259,270	1.00	A	1.00	R06	1.10	238,030
300	A	0.713 9		1.00	100 1.00	17,930	1.00	A	1.00	R06	1.10	12,780

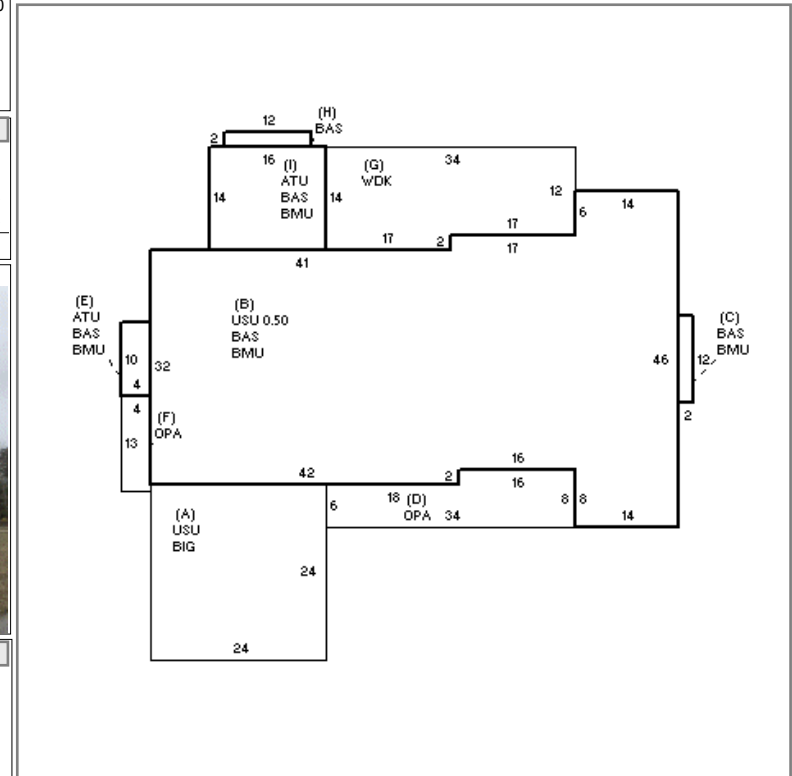
TOTAL	1.631 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	250,800	222,000
Infl1	AVG					BUILDING	965,800	863,400
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,216,600	1,085,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 8 X 10	2021		0.00		01/24/2019



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/22/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/30/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,814	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		100.91	58,122
\$NLA(RCN)	\$347	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USU	N	UPPER STORY UNF	1,827		56.96	104,062
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,790		35.39	98,740
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	288		75.74	21,813
				FLOOR COVER	1	HARDWOOD	1.02	E	ATU	N	ATTIC UNF	40		54.41	2,176
				INT. FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	442		27.49	12,151
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	BAS	L	BASE AREA	2,814	2018	211.63	595,535
				FUEL SOURCE	2	GAS	1.00	I	ATU	N	ATTIC UNF	224		54.39	12,184
				USE	0		1.00	BGF	N	BSMT GOOD FINIS	250		96.68	24,171	
								FIX	O	XTRA FIXTURES	14		2,740.76	38,371	
								GFP	O	GAS FIREPLACE	1		8,236.80	8,237	



STORIES	2	UNITS	1.00	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		100.91	58,122
ROOMS	5		1.00	EXT COVER	1	WOOD SHINGLE	1.02	+	USU	N	UPPER STORY UNF	1,827		56.96	104,062
BEDROOMS	3		1.00	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,790		35.39	98,740
BATHROOMS	4		1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	288		75.74	21,813
FIXTURES	19		1.00	FLOOR COVER	1	HARDWOOD	1.02	E	ATU	N	ATTIC UNF	40		54.41	2,176
GARAGE CAPACITY	2		1.00	INT. FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	442		27.49	12,151
% BSMT FINISH	0		1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	+	BAS	L	BASE AREA	2,814	2018	211.63	595,535
# OF HALF BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00	I	ATU	N	ATTIC UNF	224		54.39	12,184
# OF UNITS	1		1.00	USE	0		1.00	BGF	N	BSMT GOOD FINIS	250		96.68	24,171	

TOTAL RCN	975,561
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0 uc
ECON	0
DEPR	1 % GD 99
RCNLD	\$965,800