Key: 6729

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,894

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OBRIEN MATTHEW L & CHRISTINE M OBRIEN 2 CANTERBURY LANE BOURNE, MA 02532-4243	31.0-86-0	2 CANTERBURY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OBRIEN MATTHEW L &	11/29/1996	QS	229,000	10505-343

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

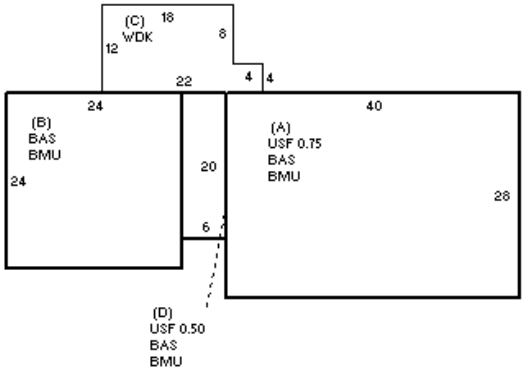
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
950606	11/28/1995	1	NEW CONSTRUC	125,000	04/24/1997	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,063	9 1.00	100 1.00	100 1.00	259,270	2.17	A 1.00	R06 1.10			194,990

TOTAL	15,072 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	195,000	172,600
BUILDING	499,400	442,000
DETACHED	0	0
OTHER	0	0
TOTAL	**694,400**	**614,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/3/2008	TL
LIST	4/3/2008	EST
REVIEW	4/3/2008	TL

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,716	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,816		36.21	65,748
+	BAS	L	BASE AREA	1,816	1995	216.26	392,725
+	USF	L	UPPER STORY FIN	900	1995	131.44	118,297
C	WDK	N	WOOD DECK	232		31.63	7,337
	BMG	O	BSMT GARAGE	2		8,703.30	17,407
	F11	O	FPL 1S 1OP	1		9,790.00	9,790
	FIX	O	XTRA FIXTURES	5		2,600.24	13,001

TOTAL RCN	624,305

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$499,400