

Key: 6730

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.895

LEGAL

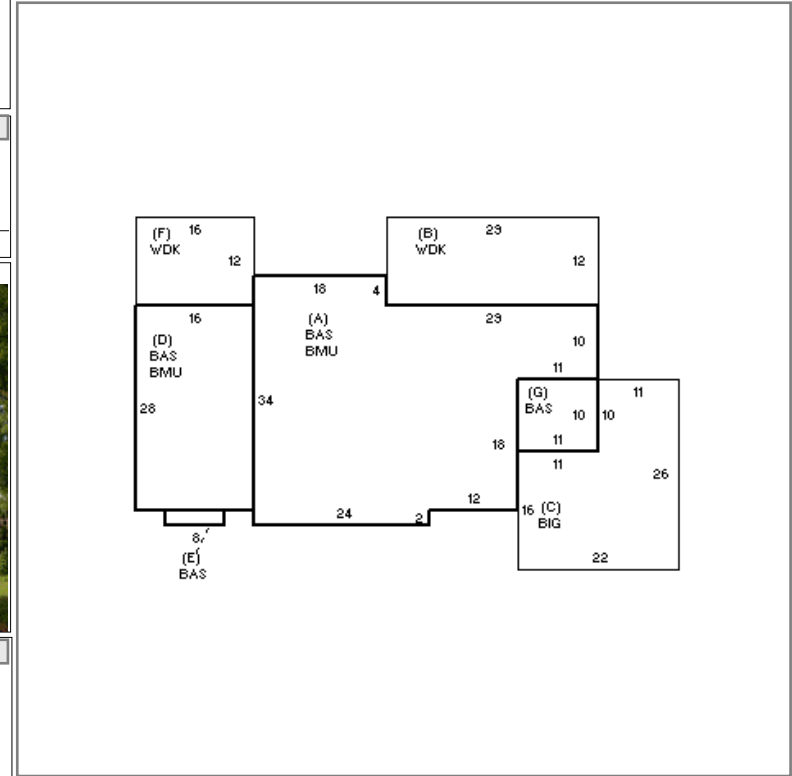
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TARDIF JOSEPH H & JACQUELINE A TARDIF 4 CANTERBURY LANE BOURNE, MA 02532				31.0-87-0				4 CANTERBURY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TARDIF JOSEPH H & HEDLUND JAYCINE C				04/17/2020	QS	515,000	32835-105					
WAGNER THOMAS				11/09/2007	QS	520,000	22465-221					
				06/06/2000	A	127,000	13054-49					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,177	9	1.00	100	1.00	100	1.00				212,450

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-23-396	06/27/2023	3	ALT/RENO	23,875				
		3	ALT/RENO		06/18/2020		100	100
970048	02/03/1997	3	ALT/RENO	5,000	05/20/1998	JS	100	100
950180	04/26/1995	1	NEW CONSTRUC	150,000	03/20/1996	JC	100	100

TOTAL	25,178 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	212,500	188,000
Infl1	AVG		LAND	562,600	494,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	775,100	682,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/14/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/25/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,792		
NET AREA	2,940	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,686		34.56	58,267	CONDITION ELEM	CD		
\$NLA(RCN)	\$228	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	540		24.89	13,443	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	462		91.38	42,218	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,812	1995	206.43	374,049	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02		USF	L	UPPER STORY FIN	1,128	1995	121.17	136,685	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		BSF	N	BSMT SEMI-FIN	1,238		14.87	18,411	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		9,345.00	9,345	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	7		2,482.01	17,374				
				USE	0		1.00												
																		EFF.YR/AGE	2003 / 19
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$562,600