Key: 7104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,246

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORCORAN JOHN M 100 CHURCHILLS LANE MILTON, MA 02186-3523	34.0-26-0	12 BRIARWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORCORAN JOHN M	07/22/2021	QS	2,947,500	34316-23
CAMPBELL JOHN &	05/26/1993	N	575,000	8593-199

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

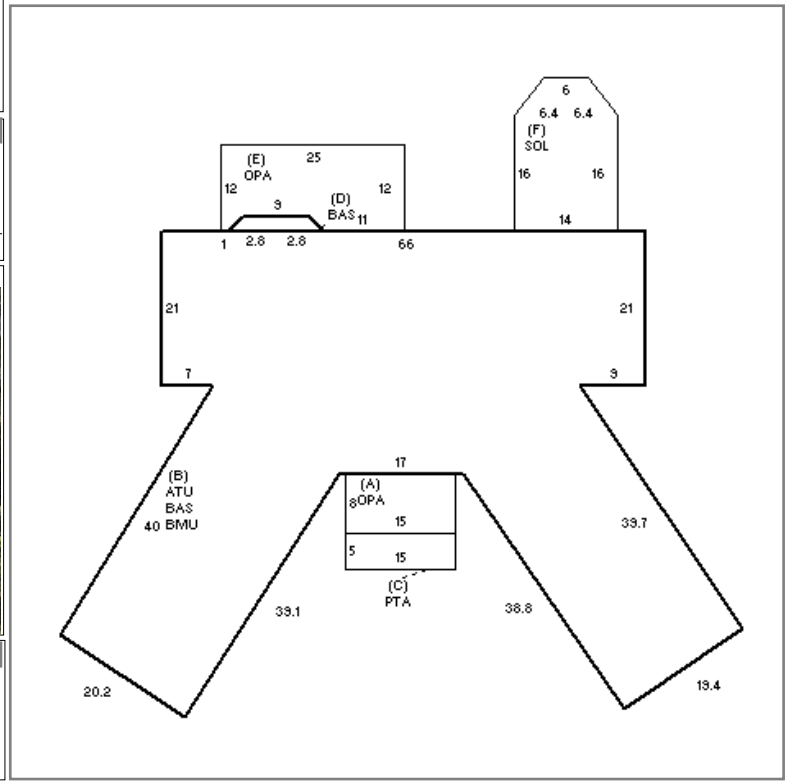
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		02/15/2018	DB	100	100
03548	08/12/2003	4	DETACH.STRUC	700	10/10/2003	TL	100	100
970301	06/19/1997	2	ADDITIONS	40,000	01/27/1998	JC	100	100
950331	07/11/1995	3	ALT/RENO	35,000	07/14/1996	JS	100	100
930626	11/23/1993	3	ALT/RENO	5,000	04/14/1994	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	40,000	9	1.00	DCK	1.00	100	1.00	1,508,480	1.00	A	1.00	BSP	6.40			1,384,920
300	A	0.472	9	1.00	100	1.00	100	1.00	104,320	1.00	A	1.00	BSP	6.40			49,240
300	A	0.275	9	1.00	DCK	1.00	100	1.00	104,320	1.00	A	1.00	BSP	6.40			28,690

TOTAL	1.665 Acres	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	Part of Lot 1A 45,460 s f;2/3 int in acces pcls A2,B1,B2 M Edgar Fain Plan 3/24/64 (40,400sf)-27068 Total 72, 528sf from m34 pcl 22 m 34.2;Chapter 91 license #90-04 Exp 2098 pcl 3 & 4		
Infl1	DOCK				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,462,900	1,294,500
BUILDING	1,626,000	1,438,900
DETACHED	96,600	79,800
OTHER	0	0
TOTAL	**3,185,500**	**2,813,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	6 X 16			0.00	
GZB	A	1.00	50	0.50			121	26.50	1,600
PPD	E	1.90	10	0.90	4X10+3X48+8X		264	344.28	81,800
FLD	E	1.90	10	0.90	8X16		128	114.76	13,200

PHOTO 06/01/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2021	RP
LIST	6/1/2021	EST
REVIEW	6/1/2021	RP

YEAR BLT	1874	SIZE ADJ	0.980
NET AREA	4,700	DETAIL ADJ	1.000
$NLA(RCN)	$455	OVERALL	1.670

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	14	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	21	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	6	TILE	1.20
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	398		130.03	51,751
B	BMU	N	BSMT UNFINISHED	3,372		60.76	204,870
B	ATU	N	ATTIC UNF	3,372		73.53	247,940
C	PTA	N	PATIO	75		33.02	2,477
+	BAS	L	BASE AREA	3,394	1874	363.31	1,233,083
F	SOL	N	SOLARIUM	274		190.54	52,208
	LLF	L	LOWER LEVEL FIN	1,306	1874	116.96	152,748
	F21	O	FPL 2S 1OP	4		19,462.70	77,851
	FIX	O	XTRA FIXTURES	16		4,705.21	75,283
	GFP	O	GAS FIREPLACE	1		14,140.20	14,140
	JAC	O	JACUZZI	1		27,131.60	27,132

TOTAL RCN	2,139,482

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	$1,626,000		