

Key: 7170

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.324

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREED MICHAEL J ETUX BREED DIANE L 16 HOOKSETT CIRCLE MEDWAY, MA 02053-6111				34.0-86-0				8 HARWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREED MICHAEL J ETUX				05/30/2017	QS	495,000	30519-91				
GAGNON WILLIAM L TR WILLI				03/30/2015	F	100	28767-144+48				
GAGNON WILLIAM L ETUX				12/10/2003	QS	487,500	18017-194				

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	%
930499	09/20/1993	8	POOL	8,000	04/14/1994	JS	100	100

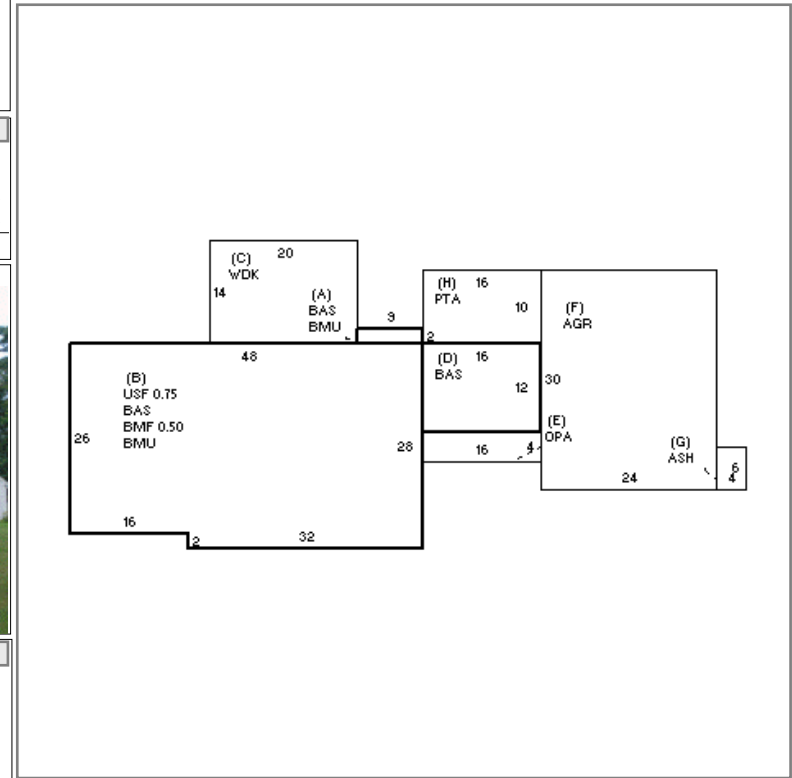
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,530 9		1.00	100 1.00	235,700	1.61	A	1.00	R04	1.00	187,410

TOTAL	21,519 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	187,400	165,900			
Infl1	AVG		BUILDING	529,700	474,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				717,100	640,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2016	TL
MODEL	1		RESIDENTIAL	LIST	12/2/2016	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	12/2/2016	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	2,506	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,330		38.24	50,859
EXT COVER	1	WOOD SHINGLE	1.02	B	BMF	N	BSMT FINISH	656		52.45	34,404
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	984	1981	128.86	126,796
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	280		31.00	8,681
FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,522	1981	219.59	334,223
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	64		91.74	5,871
HEATING/COOLING	11	HT WATER CL AIR	1.05	F	AGR	N	ATT GARAGE	720		69.59	50,103
FUEL SOURCE	1	OIL	1.00	G	ASH	N	ATT SHED	24		29.78	715
USE	0		1.00	H	PTA	N	PATIO	160		16.89	2,703
					F22	O	FPL 2S 2OP	1		11,037.50	11,038
					FIX	O	XTRA FIXTURES	5		2,549.14	12,746

TOTAL RCN	638,137
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$529,700