

Key: 7223

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.375

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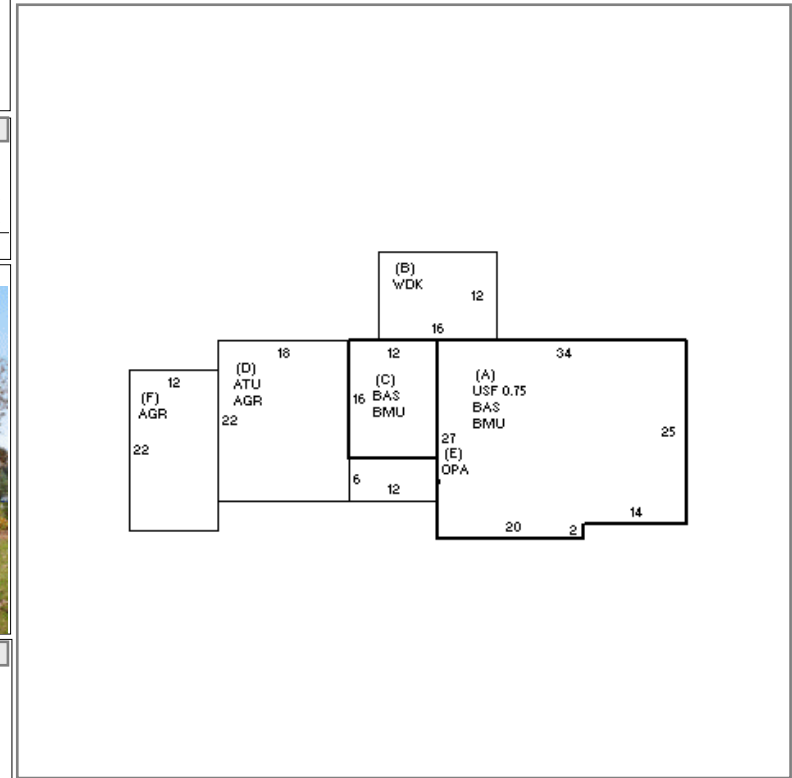
CURRENT OWNER				PARCEL ID				LOCATION			
DUFFY DAVID A & VALERIE E 54 CENTRAL ST WELLESLEY, MA 02482				34.2-21-0				2 TIMBERKNOLL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUFFY DAVID A & VALERIE E				01/10/2020	QS	439,000	32614-41				
PINEO DAVID ETUX				03/29/2017	QS	370,000	30380-286				
MOTTOLESE JUDY L TR FRANK				04/01/2015	F		28773-260				

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 %
05349		3	ALT/RENO		03/23/2020	TL	100 100
02632	05/24/2005	12	CYCLICAL		08/31/2018	DB	100 100
	09/18/2002	4	DETACH.STRUC	48,500	01/26/2007	TL	100 100
		4	DETACH.STRUC	1,545	02/26/2004	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,700	9	1.00	100	1.00	100	1.00				190,460

TOTAL	17,685 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	190,500	168,600			
Infl1	AVG		BUILDING	394,200	348,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				584,700	517,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/23/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/23/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1985	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,343		
NET AREA	1,750	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,082		42.54	46,026	CONDITION ELEM	CD		
\$NLA(RCN)	\$268	OVERALL	1.100	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,082	1985	223.94	242,301	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	668	1985	126.84	84,731	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	192		40.80	7,835	KITCHEN	A		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	AGR	N	ATT GARAGE	660		67.82	44,759	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	396		49.30	19,525	HEAT	U		
				HEATING/COOLING	10	HOT/COOL WATER	1.05	E	OPA	N	OPEN PORCH	72		89.40	6,437	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		10,276.10	10,276				
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,484.37	7,453				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2003 / 19
STORIES		1.75	1.00															COND	16 16 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	16 % GD 84
FIXTURES		8	1.00															RCNLD	\$394,200
GARAGE CAPACITY		2	1.00																
% BSMT FINISH		0	1.00																
# OF HALF BATHS		1	1.00																
# OF UNITS		1	1.00																