

Key: 7348

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.496

LEGAL

LAND

DETACHED

BUILDING

INDING

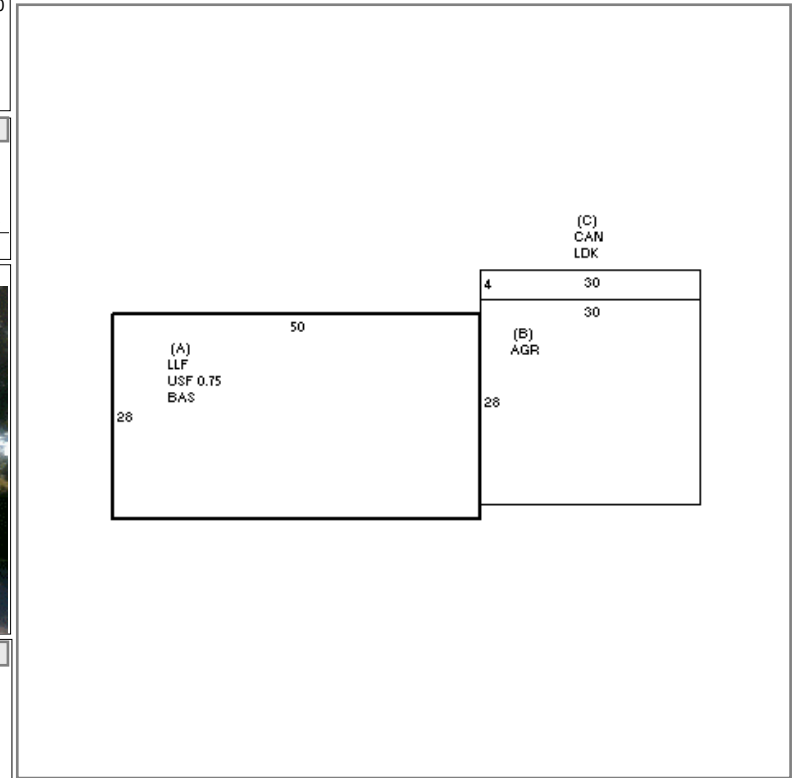
CURRENT OWNER				PARCEL ID				LOCATION			
SEVEN HILLS COMMUNITY SERVICES INC 81 HOPE AVE WORCESTER, MA 01603				35.0-45-0				3 OTIS PARK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SEVEN HILLS COMMUNITY				12/28/2006	K	650,000		(181967)			
LELITO PAUL R & LISA N KE				05/16/1994	L	165,000		(145638)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9590	100	HOUSING. OTHER				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-10	01/06/2022	3	ALT/RENO	227,385	05/03/2022	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
303	A	0.013	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	300

TOTAL	40,554 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	436,400	419,700			
Infl1	AVG		BUILDING	158,800	152,700			
N_Index	AVG		DETACHED	22,200	20,300			
			OTHER	0	0			
				TOTAL	617,400	592,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		20,000	1.20	21,600
SM2	A	1.00	10 0.90		15	42.40	600



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2017	BC
MODEL	5		CIM-5	LIST	10/4/2017	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	1/23/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	220,593		
NET AREA	3,934	DETAIL ADJ	0.997	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	1,400	1985	61.57	86,191	CONDITION ELEM	CD		
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	1,050	1985	52.21	54,817	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	LLF	L	LOW-LEV FIN	1,400	1985	35.07	49,094	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATT GARAGE	840		25.60	21,504	CDN/APP	A		
				FLOOR COVER	3	WW CARPET	1.00	C	LDK	N	LOADING DOCK	120		18.80	2,256				
				INT. FINISH	2	DRYWALL	1.00	C	CAN	N	CANOPY	120		13.00	1,560				
				HEATING/COOL	8	HEAT PUMP	1.02												
				FUEL SOURCE	3	ELECTRIC	1.00												
				NAF	0		1.00					84	1985	61.56	5,171				
																		EFF.YR/AGE	1987 / 35
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$158,800