

Key: 7498

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.654

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOHERTY PHILIP E & MAUREEN C DOHERTY 122 TUDOR RD NEEDHAM, MA 02492				35.1-99-0				50 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOHERTY PHILIP E &				08/01/1980	QS	42,960	3131-296				

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	%
15653	08/05/2015	2	ADDITIONS	9,337	07/31/2017		100	100
12691	09/27/2012	3	ALT/RENO	3,950	08/14/2015	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,072	9	1.00	100	1.00	100	1.00	247,485	2.46	A	1.00	R05	1.05			182,840

TOTAL	13,068 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	182,800	161,800			
Infl1	AVG		BUILDING	184,900	165,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	367,700	327,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	A 0.75	8 X 8		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/19/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	7/31/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(A) 3  
wDK 10

(B) BAS  
BMU 24

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YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	90		44.43	3,999
B	BMU	N	BSMT UNFINISHED	912		36.82	33,582
B	BAS	L	BASE AREA	912	1981	200.25	182,626
B	BMF	N	BSMT FINISH	64		59.01	3,777
	FIX	O	XTRA FIXTURES	2		2,150.35	4,301

TOTAL RCN	228,285
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$184,900