

Key: 7582

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.738

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALTON CHRISTOPHER J ETUX CATHERINE D WALTON 8 COLONY AVENUE BOURNE, MA 02532				35.2-26-0				8 COLONY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALTON CHRISTOPHER J				12/11/2003	F	1	18022-46				
WALTON CHRISTOPHER J				07/09/1993	QS	106,000	8669-250				
DELLAPOSTA GARY M				03/19/1993	F	1	N/A-N/A				

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	%
01720	11/15/2001	2	ADDITIONS	30,000	05/22/2003	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,090	9	1.00	100	1.00	235,700	2.46	A	1.00	R04	1.00	174,160

TOTAL	13,112 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	174,200	154,100			
Infl1	AVG		BUILDING	281,800	249,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	456,000	403,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/28/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,864	DETAIL ADJ	1.000
\$NLA(RCN)	\$189	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	7	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	A	CRL	N	BSMT CRAWL	224		35.99	8,061
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	224	2001	197.46	44,230
ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	1,056		33.65	35,538
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,056	1978	197.46	208,514
FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	32		66.57	2,130
INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	56	1978	190.24	10,653
HEATING/COOLING	2	HOT WATER	1.02	LLF	L	L	LOWER LEVEL FIN	528	1978	64.81	34,222
FUEL SOURCE	1	OIL	1.00	F12	O	O	FPL 1S 2OP	1		8,844.40	8,844
USE	0		1.00								

TOTAL RCN	352,193
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$281,800

