Key: 759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 760

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOTOS WILLIAM N & LAUREN A FOTOS 8 DENFELD RD WESTBOROUGH, MA 01581	4.4-5-0	197 STANDISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOTOS WILLIAM N &	04/07/2021	QS	469,000	33987-49
CARTER CATHERINE	03/07/2014	A	135,000	28021-242
BARROS CHRISTINE &	08/12/2005	QS	399,900	20152-225

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	%
PL-23-191	07/17/2023	3	ALT/RENO	5,000			0	0
B-23-168	07/03/2023	3	ALT/RENO	20,000			0	0
E-22-424	07/14/2022	3	ALT/RENO	8,500	09/15/2022		100	100
B-22-114	04/12/2022	3	ALT/RENO	35,000	09/15/2022		100	100
900648	12/14/1990	9	DECK	500	11/15/1991	HS	100	100

LAND

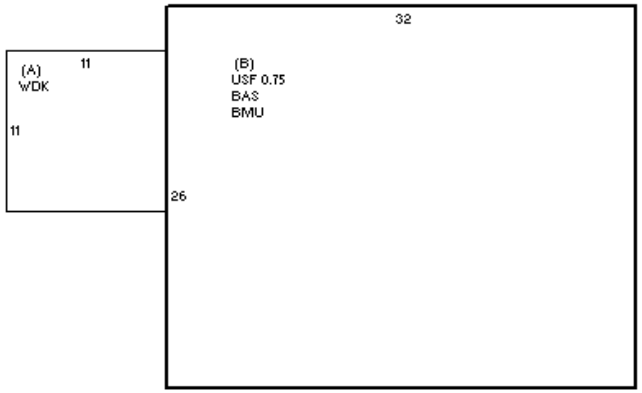
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,300	1 1.00	100 1.00	100 1.00	388,905	4.18	A 1.00	BAV 1.65			272,380

TOTAL	7,318 SF	ZONING	1	FRNT	47

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	272,400	241,100
BUILDING	287,100	220,200
DETACHED	0	0
OTHER	0	0
TOTAL	**559,500**	**461,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/18/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2022	NMP
LIST	1/18/2018	EST
REVIEW	9/15/2022	TL

YEAR BLT	1967	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	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	1	HARDWOOD	1.02
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	121		44.52	5,387
B	BMU	N	BSMT UNFINISHED	832		41.08	34,181
B	BAS	L	BASE AREA	832	1967	223.42	185,885
B	USF	L	UPPER STORY FIN	624	1967	122.51	76,443
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN 319,019

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2009 / 13

COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90

RCNLD $287,100