Key: 7774

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,933

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWER PETER P & ANN R TRS TOWER NOMINEE TR 18 BENTON ST WELLESLEY, MA 02482	37.4-52-0	31 SPURR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOWER PETER P & ANN R TRS	05/12/1999	X		12263-76
TOWER PETER P &		XX		03807-0261

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	%

LAND

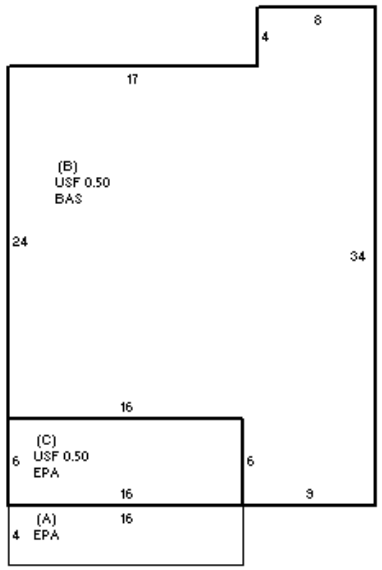
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,047	11 1.00	100 1.00	100 1.00	942,800	9.61	A 1.00	BVG 4.00			633,630

TOTAL	3,049 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	633,600	560,800
BUILDING	102,600	90,800
DETACHED	0	0
OTHER	0	0
TOTAL	**736,200**	**651,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 11			0.00	

PHOTO 08/07/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/10/2021	RP
LIST	6/10/2021	EST
REVIEW	6/10/2021	RP

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,077	DETAIL ADJ	1.000
$NLA(RCN)	$132	OVERALL	0.680

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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
FOUNDATION	1	PIER	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	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	12	OTHER	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	EPA	N	ENCLOSED PORCH	160		50.93	8,149
B	BAS	L	BASE AREA	686	1925	142.37	97,665
+	USF	L	UPPER STORY FIN	391	1925	75.95	29,695
	F11	O	FPL 1S 1OP	1		5,534.00	5,534
	FIX	O	XTRA FIXTURES	1		1,470.10	1,470

TOTAL RCN	142,513

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$102,600