

Key: 7931

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.093

LEGAL

LAND

DETACHED

BUILDING

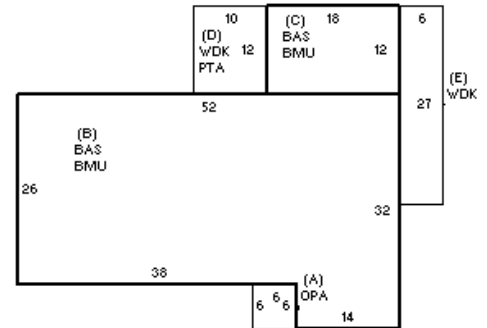
CURRENT OWNER				PARCEL ID				LOCATION			
JAMES ERIC B ETUX MERRY A JAMES 8 AMBROSIA LANE POCASSET, MA 02559				38.2-60-0				8 AMBROSIA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAMES ERIC B ETUX				11/25/2003	QS	329,100	(165837)				
LINHARES EDWARD ETUX				07/03/2002	F	1	(165837)				
LINHARES EDWARD &				10/07/1996	XX		(142274)				

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	%
EXB-23-208	04/13/2023	3	ALT/RENO	10,400	07/19/2023	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	11	1.00	100	1.00	100	1.00	1.00	R07	1.15	212,760

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	212,800	180,100			
Infl1	AVG		BUILDING	338,200	278,200			
N_Index	AVG		DETACHED	1,000	1,400			
			OTHER	0	0			
			TOTAL	552,000	459,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/1/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.005
NET AREA	2,428	DETAIL ADJ	1.000
\$NLA(RCN)	\$183	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	47	1.00	
# OF HALF BATHS	0	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	36		83.52	3,007
+	BMU	N	BSMT UNFINISHED	1,652		30.40	50,215
+	BAS	L	BASE AREA	1,652	1967	185.09	305,767
D	PTA	N	PATIO	120		14.65	1,758
+	WDK	N	WOOD DECK	282		26.55	7,487
	LLF	L	LOWER LEVEL FIN	776	1967	63.25	49,085
	BMG	O	BSMT GARAGE	1		7,306.90	7,307
	F12	O	FPL 1S 2OP	1		8,631.30	8,631
	FIX	O	XTRA FIXTURES	3		2,183.13	6,549
	KIT	O	EXTRA KITCHEN	1		5,149.10	5,149

TOTAL RCN	444,955
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$338,200