Key: 8002

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,164

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTELLO PATRICK J & DENISE M COSTELLO 198 PARK ST W ROXBURY, MA 02132-2015	38.3-11-0	10 SPURR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTELLO PATRICK J &	07/03/1997	QS	100,000	10836-324

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

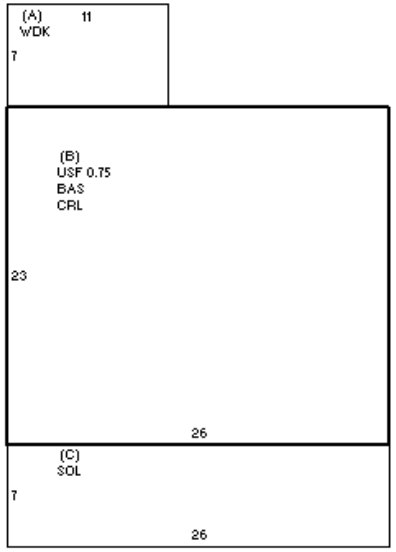
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		11/02/2022	SL	100	100
191204	12/20/2019	3	ALT/RENO	3,000	11/02/2022	SL	100	100
19952	10/11/2019	3	ALT/RENO	9,200	11/02/2022	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,400	11 1.00	100 1.00	100 1.00	589,250	8.64	A 1.00	BA+ 2.50			397,400

TOTAL	3,398 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	397,400	309,500
BUILDING	192,900	153,000
DETACHED	0	0
OTHER	0	0
TOTAL	**590,300**	**462,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6 X 8			0.00	

PHOTO 11/02/2022

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	11/2/2022	SL
LIST	11/2/2022	EST
REVIEW	9/29/2023	TL

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,047	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	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	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	77		50.02	3,852
B	CRL	N	BSMT CRAWL	598		29.20	17,464
B	BAS	L	BASE AREA	598	1930	246.84	147,612
B	USF	L	UPPER STORY FIN	449	1930	125.09	56,164
C	SOL	N	SOLARIUM	182		108.96	19,830
	FIX	O	XTRA FIXTURES	1		2,421.40	2,421

TOTAL RCN	247,343

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$192,900