

Key: 8021

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.185

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ORNE LESLIE SANDBERG & TIMOTHY F SANDBERG 28 BRIGHAM WOODS CONCORD, MA 01742				38.3-38-0				27 FAIRVIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				08/06/2012	FXX		10 26563-157 03788-0279				

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	%
950383	08/03/1995	4	DETACH.STRUC		11/06/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	4,050	11	1.00	100	1.00	100	1.00	589,250	7.30	A	1.00	BA+ 2.50		399,950

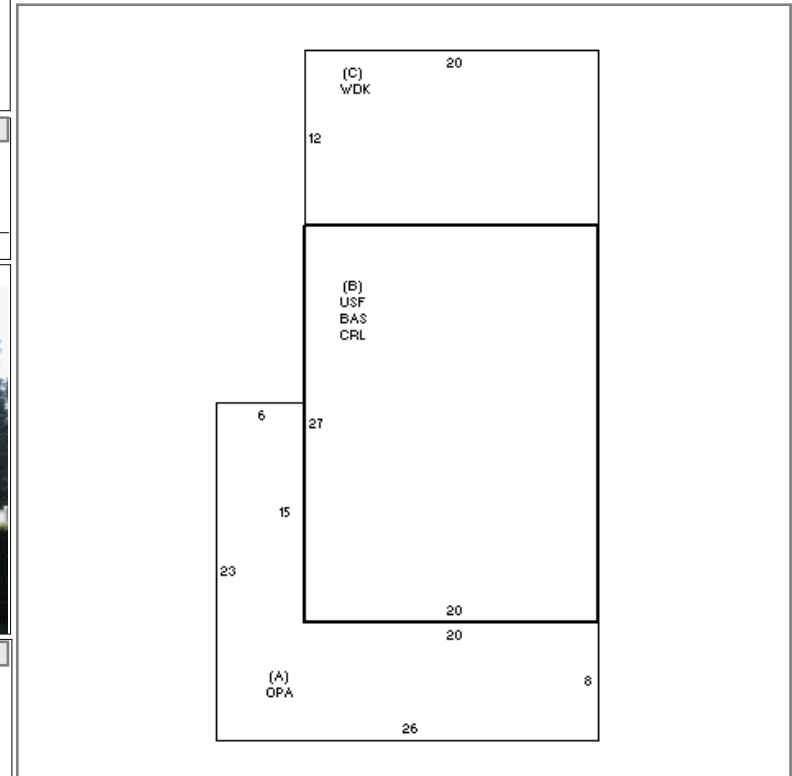
TOTAL	4,051 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	400,000	311,500	
Infl1	AVG		BUILDING	195,900	173,300			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
				TOTAL	598,200	487,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	G 0.80	10 X 18		180	15.95	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/1/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	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	3	FOUN. WALL	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	2	DRYWALL	1.00
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	298		60.93	18,157
B	CRL	N	BSMT CRAWL	540		26.60	14,362
B	BAS	L	BASE AREA	540	1910	224.80	121,394
B	USF	L	UPPER STORY FIN	540	1910	113.92	61,516
C	WDK	N	WOOD DECK	240		26.81	6,435
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	233,189
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$195,900