Key: 8022

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,186

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRAZIER KIMBERLY A TRS KATHLEEN M LEADER IRREV TRUST 14 BRIDGE ST MEDFIELD, MA 02052	38.3-39-0	31 FAIRVIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRAZIER KIMBERLY A TRS LEADER WILLIAM J &	08/28/2018	F XX	1	31493-260 01934-0158

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	4,500	11 1.00	100 1.00	100 1.00	589,250	6.60	A 1.00	BA+ 2.50			401,710

TOTAL	4,487 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

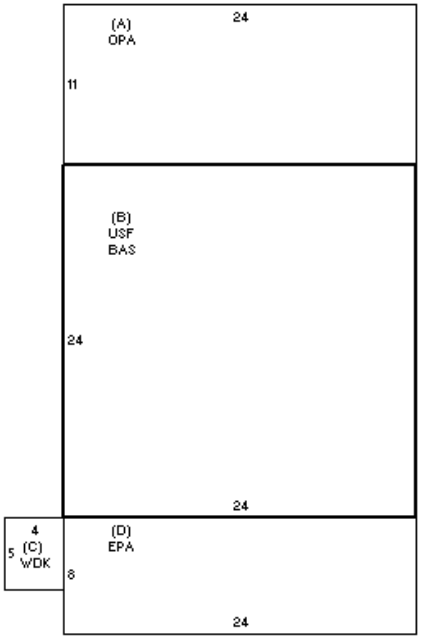
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	401,700	312,900
BUILDING	177,500	157,100
DETACHED	4,800	4,600
OTHER	0	0
TOTAL	**584,000**	**474,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	10 X 18		180	53.31	4,800

PHOTO 09/04/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/2/2023	SL
LIST	11/2/2023	EST
REVIEW	11/2/2023	SL

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	23	SOFTWOOD-W/W	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	264		58.54	15,455
B	BAS	L	BASE AREA	576	1925	215.99	124,409
B	USF	L	UPPER STORY FIN	576	1925	109.45	63,043
C	WDK	N	WOOD DECK	20		70.28	1,406
D	EPA	N	ENCLOSED PORCH	192		73.40	14,093
	F21	O	FPL 2S 1OP	1		8,762.30	8,762
	FIX	O	XTRA FIXTURES	3		2,118.37	6,355

TOTAL RCN	233,523

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			$177,500