Key: 8026

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,190

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUEDERS CARL 4 PINE NEEDLE CIRCLE MILFORD, MA 01757	38.3-44-0	55 FAIRVIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUEDERS CARL	11/02/2000	X		13341-62
MCGRATH ANNA J	03/26/1987	XX		05628-00139

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-20-527	12/16/2020	15	INSULATE/WEA	7,700			100	100
		13	OTHER				100	100

LAND

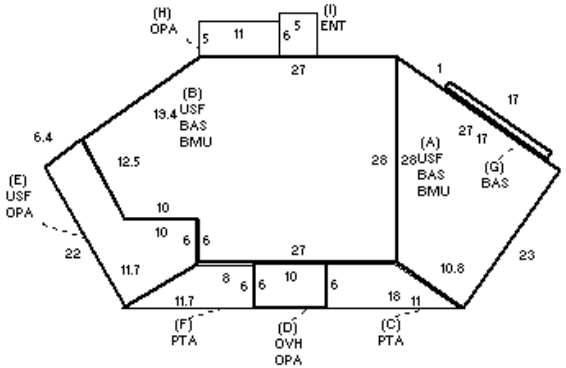
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,987	11 1.00	100 1.00	100 1.00	942,800	2.48	A 1.00	BVG 4.00			696,030

TOTAL	12,981 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	696,000	616,000
BUILDING	688,300	609,000
DETACHED	13,300	12,700
OTHER	0	0
TOTAL	**1,397,600**	**1,237,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	21 X 22		462	38.49	13,300

PHOTO 09/04/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2023	SL
LIST	11/3/2023	EST
REVIEW	11/3/2023	SL

YEAR BLT	1900	SIZE ADJ	0.995
NET AREA	3,119	DETAIL ADJ	1.000
$NLA(RCN)	$221	OVERALL	1.230

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	12	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	4	FLR/WALL(FULL)	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,423		41.05	58,418
+	USF	L	UPPER STORY FIN	1,619	1900	133.60	216,304
+	PTA	N	PATIO	159		18.14	2,884
+	OPA	N	OPEN PORCH	311		75.63	23,520
D	OVH	L	OVERHANG	60	1900	232.72	13,963
+	BAS	L	BASE AREA	1,440	1900	235.75	339,475
I	ENT	N	ENCLOSED ENTRY	30		108.63	3,259
	F21	O	FPL 2S 1OP	1		11,319.90	11,320
	FIX	O	XTRA FIXTURES	7		2,736.59	19,156

TOTAL RCN	688,298

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$688,300