

Key: 8028

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.191

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MEANEY PAUL J & MICHELLE MEANEY 17 DAVIS BROOK DR NATICK, MA 01760-5460				38.3-46-0				56 FAIRVIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEANEY PAUL J & MICHELLE MEANEY				12/23/2020	F	1	33610-179				
MEANEY PAUL J				04/01/2010	H	600,000	24458-350				
LEWIS MICHAEL				12/04/2009	F		24215-91				

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 %
17492	06/28/2017	6	FENCE	795			100 100
14263	04/22/2014	9	DECK	8,000	12/23/2015	SW	100 100
13733	10/22/2013	2	ADDITIONS	13,000	12/23/2015	SW	100 100
R13-00051	05/07/2013	3	ALT/RENO		12/23/2015	SW	100 100
10313	06/07/2010	4	DETACH.STRUC	5,000	03/15/2012	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,759	11	1.00	100	1,414,200	5.22	A	1.00	BSP	6.00	975,960

TOTAL	5,759 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	976,000	863,800			
Infl1	AVG		BUILDING	147,800	130,800			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
TOTAL				1,125,500	996,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10 X 18		180	15.95	1,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/2/2023	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	11/2/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1922	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,249	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	539	1922	159.12	85,765
\$NLA(RCN)	\$150	OVERALL	0.760	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	520	1922	84.88	44,137
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	100		18.41	1,841
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	EPA	N	ENCLOSED PORCH	243		50.32	12,228
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	164		48.43	7,943
				INT. FINISH	5	OTHER	1.00	H	BAS	L	BASE AREA	190	2014	159.12	30,233
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		1,642.83	4,929
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	187,075
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$147,800

