

Key: 8062

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.226

LEGALS

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID			LOCATION		
HAYES THOMAS F ETUX CAROL HAYES 68 OAKLAND AVE NEEDHAM, MA 02492		38.3-82-0			33 WENAUMET BLUFFS DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
HAYES THOMAS F ETUX CORBETT CAROL TRS OF THE		10/03/2014	U	625,000	28427-38-45		
		01/21/1992	XX		07842-00239		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15814	09/14/2015	3	ALT/RENO	74,000	04/11/2018	TL	100 100
15600	07/16/2015	4	DETACH.STRUC		04/11/2018	TL	100 100
14989	11/18/2014	3	ALT/RENO	39,600	07/27/2015		100 100
970593	11/24/1997	2	ADDITIONS	10,000	10/20/2000	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,215	11	1.00	100	1.00	100	1.00	707,100	3.37	A	1.00	BG-	3.00			504,250

TOTAL	9,235 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	504,300	446,300			
Infl1	AVG		BUILDING	257,900	228,300			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	39,800	35,200			
			<b>TOTAL</b>	<b>803,500</b>	<b>711,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	6 X 8		0.00	
PTD	G	1.20	10 0.90		352	4.79	1,500

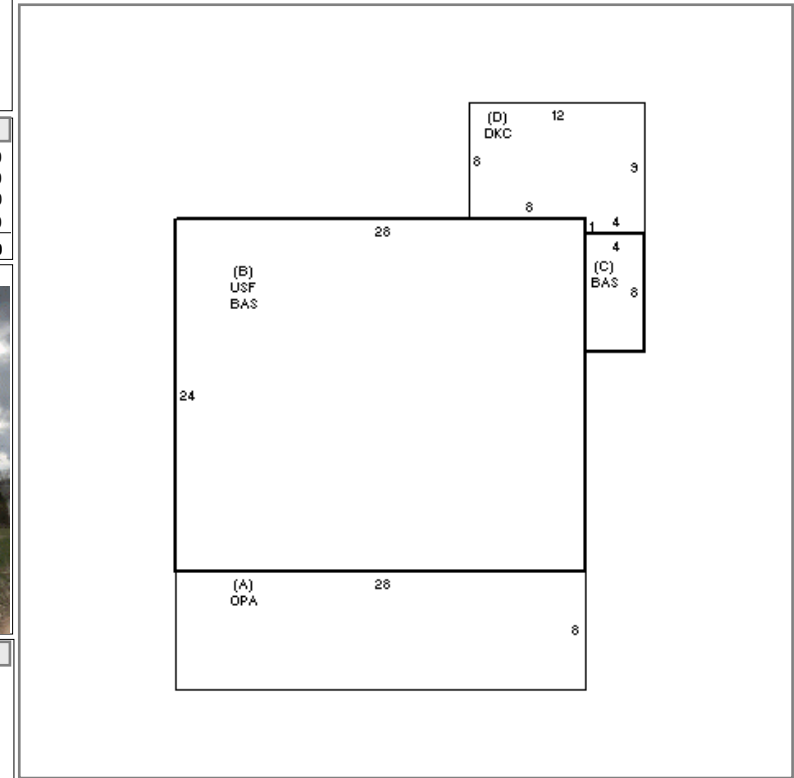


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/11/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,376	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	OPA	N	OPEN PORCH	224		65.23	14,612
\$NLA(RCN)	\$204	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	704	1910	228.63	160,955
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	672	1910	120.52	80,988
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	100		69.60	6,960
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.02	F	F21	O	FPL 2S 10P	1		9,763.70	9,764
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	FIX	FIX	O	XTRA FIXTURES	3		2,360.47	7,081
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00								
BATHROOMS	1	1.00		FUEL SOURCE	2	GAS	1.00								
FIXTURES	8	1.00		USE	0		1.00								
GARAGE CAPACITY	0	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	280,359
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$257,900



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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
HAYES THOMAS F ETUX CAROL HAYES 68 OAKLAND AVE NEEDHAM, MA 02492		38.3-82-0	33 WENAUMET BLUFFS DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER	39,800	
		TOTAL			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/11/2018



(A)  
BAS

20

23

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/11/2018	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	50,344
NET AREA	460	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	460	1977	107.16	49,293		
\$NLA(RCN)	\$109	OVERALL	0.470	EXT COVER	2	CLAPBOARD	1.00		FIX	O	XTRA FIXTURES	1		1,051.20	1,051		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS	1	1.00		FLOOR COVER	1	HARDWOOD	1.02										
BEDROOMS	1	1.00		INT. FINISH	1	PLASTER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.80										
FIXTURES	6	1.00		FUEL SOURCE	8	NONE	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$39,800