

Key: 8071

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.236

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BALAS FRANCIS P TRUSTEE & MARTHA M BALAS TRUSTEE PO BOX 1045 POCASSET, MA 02559				38.3-91-0				51 TIDE WAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BALAS FRANCIS P TRUSTEE & BALAS FRANCIS P &				03/19/2018	FXX	100	31143-333 02652-0277				

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 %
09663	12/21/2009	4	DETACH.STRUC	28,000	11/30/2011	TL	100 100
08546	10/08/2008	3	ALT/RENO	19,000	11/30/2011	TL	100 100
08260	05/29/2008	3	ALT/RENO	3,800	11/30/2011	TL	100 100
980277	06/01/1998	9	DECK	4,950	02/09/1999	JS	100 100
		13	OTHER				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	6,570	11	1.00	100	1.00	100	1.00	589,250	4.61	A	1.00	BA+ 2.50		409,840

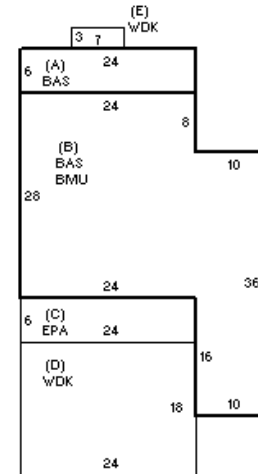
TOTAL	6,578 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE no chapter 91 on file;removed float	LAND	409,800	319,200			
Infl1	AVG		BUILDING	278,700	246,700			
N_Index	AVG		DETACHED	40,700	38,700			
			OTHER	0	0			
			TOTAL	729,200	604,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	E	1.90	E 0.90 24 X 24	2009	576	78.09	40,500
CAN	G	1.20	G 0.80 2 X 24	2009	48	5.88	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2011	JB
MODEL	1		RESIDENTIAL	LIST	11/30/2011	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	11/30/2011	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$269	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	144	2009	204.59	29,461
B	BMU	N	BSMT UNFINISHED	1,032		38.86	40,106
B	BAS	L	BASE AREA	1,032	1940	204.59	211,135
C	EPA	N	ENCLOSED PORCH	144		87.68	12,626
+	WDK	N	WOOD DECK	453		22.76	10,312
F11	O		FPL 1S 1OP	1		8,545.20	8,545
FIX	O		XTRA FIXTURES	2		2,269.50	4,539

TOTAL RCN	316,724
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$278,700