Key: 8073

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,238

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CRONIN JOHN J 10 LONGWOOD DR APT 210 WESTWOOD, MA 02090	38.3-93-0	9 ARROWHEAD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CRONIN JOHN J	07/09/1996	XX		10290-274

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	%
950136	03/30/1995	3	ALT/RENO	3,000	07/16/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,510	11 1.00	100 1.00	100 1.00	589,250	6.59	A 1.00	BA+ 2.50			401,750

TOTAL	4,530 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

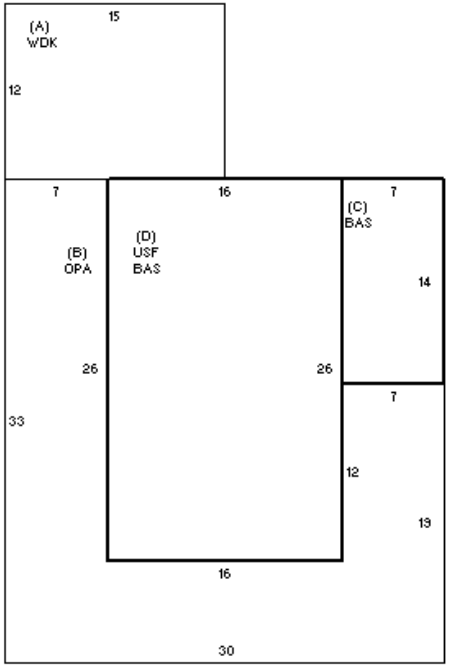
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	401,800	312,900
BUILDING	158,200	138,400
DETACHED	13,400	9,100
OTHER	0	0
TOTAL	**573,400**	**460,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	18 X 18		324	40.60	11,800
SHM	A 1.00	10 0.90	10 X 16		160	11.39	1,600

PHOTO 07/25/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2023	SL
LIST	7/25/2023	EST
REVIEW	7/25/2023	SL

YEAR BLT	1910	SIZE ADJ	1.020
NET AREA	930	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	180		35.68	6,422
B	OPA	N	OPEN PORCH	476		60.03	28,574
+	BAS	L	BASE AREA	514	1910	221.48	113,841
D	USF	L	UPPER STORY FIN	416	1910	112.23	46,690
	FIX	O	XTRA FIXTURES	1		2,172.60	2,173

TOTAL RCN	197,700

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$158,200