

Key: 8094

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.258

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BALAS ELAINE T TR OF TIDE WAY REALTY TRUST 125 GLENWOOD STREET LOWELL, MA 01852-3046				38.3-115-0				52 TIDE WAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BALAS ELAINE T TR OF				03/15/2002	F	14929-39		1			
BALAS JOSEPH M &				07/29/1992	QS	150,000		08136-00062			

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	%
14352	05/14/2014	3	ALT/RENO	32,000	06/19/2018	TL	100	100
904990	02/21/1990	3	ALT/RENO	3,750	11/18/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,000	11	1.00	100	1.00	100	1.00	707,100	5.02	A	1.00	BG-	3.00			489,120

TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE updated land LPI for consistency	LAND	489,100	577,200			
Inf1	AVG		BUILDING	174,400	130,200			
N_Index	AVG		DETACHED	6,200	5,900			
			OTHER	0	0			
			TOTAL	669,700	713,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	12 X 22	264	46.93	6,200



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/20/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/7/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	924	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	200		72.26	14,452
B	CRL	N	BSMT CRAWL	924		19.93	18,412
B	BAS	L	BASE AREA	924	1900	194.18	179,422
C	DKC	N	DECK-COMPOSITE	144		61.49	8,854
D	WDK	N	WOOD DECK	27		62.05	1,675
E	CAN	N	CANOPY	24		15.14	363
	FIX	O	XTRA FIXTURES	3		2,085.37	6,256

TOTAL RCN	229,434	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$174,400	

