

Key: 8098

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.263

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SYLVIA JOHN F ETUX EILEEN P LYNCH 26 MINUTEMAN RD MEDFIELD, MA 02052				38.3-119-0				4 ARROWHEAD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SYLVIA JOHN F ETUX				12/22/2006	O	720,000	21641-326				
WILLIS ROBERT B JR AND				04/13/1998	X		11351-271				

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	%
11564	09/23/2011	13	OTHER		12/28/2018	TL	100	100
07171	04/11/2007	9	DECK	10,000	08/09/2013	DB	100	100
200637	10/13/2000	2	ADDITIONS	47,000	07/25/2008	DB	100	100
980596	10/08/1998	3	ALT/RENO	350	06/05/2001	TL	100	100
		3	ALT/RENO	10,000	01/26/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,491	11	1.00	100	1.00	100	1.00	707,100	2.39	A	1.00	BG-	3.00			524,390

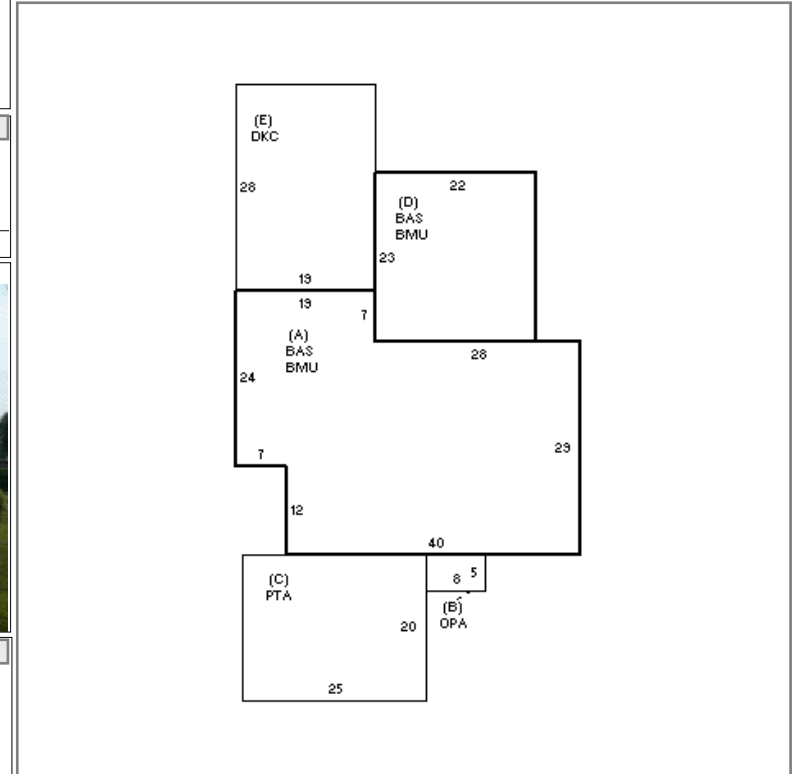
TOTAL	13,491 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	524,400	618,800			
Infl1	AVG		BUILDING	434,400	369,800			
N_Index	AVG		DETACHED	1,000	1,700			
			OTHER	18,400	16,500			
			TOTAL	978,200	1,006,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 7 X 17		119	16.42	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/24/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/24/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/24/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,918	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	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	1	WOOD SHINGLE	1.02
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,918		31.15	59,739
A	BAS	L	BASE AREA	1,412	1900	186.04	262,692
B	OPA	N	OPEN PORCH	40		85.58	3,423
C	PTA	N	PATIO	500		14.28	7,142
D	BAS	L	BASE AREA	506	2007	186.04	94,138
E	DKC	N	DECK-COMPOSITE	532		65.95	35,088
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	477,355
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$434,400

