

Key: 8112

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.278

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SCHROEDER JENNIFER HOWARD ETUX DONALD W SCHROEDER 65 MOUNT VERNON ST NEEDHAM, MA 02492		38.3-135-0		44 CHICKADEE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SCHROEDER JENNIFER HOWARD		06/28/2013	QS	389,000	27501-286
STOLL JUDITH J		12/23/2009	F	100	24257-122
STOLL THOMAS &		11/23/2001	F	100	14475-179

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,407	11	1.00	100	1.00	589,250	4.12	A	1.00	BA+	2.50	413,120

TOTAL	7,405 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE changed LPI; view from 2nd floor wdk	LAND	413,100	321,800			
Infl1	AVG		BUILDING	289,300	246,400			
N_Index	AVG		DETACHED	2,000	1,300			
		OTHER		0	0			
		TOTAL		704,400	569,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 14	112	16.42	1,700
PTD	A	1.00	50 0.50	10 X 12	120	4.70	300



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/13/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.010
NET AREA	1,506	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	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	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	BMU	N	BSMT UNFINISHED	102		69.44	7,082
+	BAS	L	BASE AREA	1,054	2000	217.15	228,878
A	DKC	N	DECK-COMPOSITE	102		71.02	7,244
+	CRL	N	BSMT CRAWL	952		23.02	21,915
+	USF	L	UPPER STORY FIN	452	2000	124.47	56,260
F	PTA	N	PATIO	354		15.38	5,446
FIX	O		XTRA FIXTURES	6		2,409.08	14,455
GFP	O		GAS FIREPLACE	1		7,239.70	7,240

TOTAL RCN	348,519
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$289,300

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	%
07421	07/13/2007	12	CYCLICAL		06/30/2016		100	100
200709	11/06/2000	1	ADDITIONS	150,000	04/03/2008	TL	100	100
940582	11/29/1994	3	NEW CONSTRUC	140,000	08/28/2001	TL	100	100
920521	10/07/1992	10	ALT/RENO	10,000	07/16/1996	JC	100	100
			WOODSTOVE	150	04/14/1993	JS	100	100

