

Key: 8120

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.286

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOULANGER ALBERT ETUX DIANE BOULANGER 35 DOUGLAS ROAD BELMONT, MA 02478				38.3-144-0				8 ROBIN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOULANGER ALBERT ETUX				08/24/2011	U	582,000	25638-210				
WILSON LESLIE Q TR OF MAR				08/09/2007	F	1	22253-287				
GERSTEN ALLISON Q & LESLI				08/09/2007	F	1	22253-283				

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	%
EXB-23-287	05/17/2023	14	SOLAR	23,033			100	100
19018	01/08/2019	3	ALT/RENO	20,000	01/02/2020	TL	100	100
07310	06/07/2007	3	ALT/RENO	25,000	10/04/2007	JB	100	100
07250	05/17/2007	3	ALT/RENO	12,000	10/04/2007	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,969	11	1.00	100	1.00	100	1.00	589,250	2.32	A	1.00	BA+	2.50			438,870

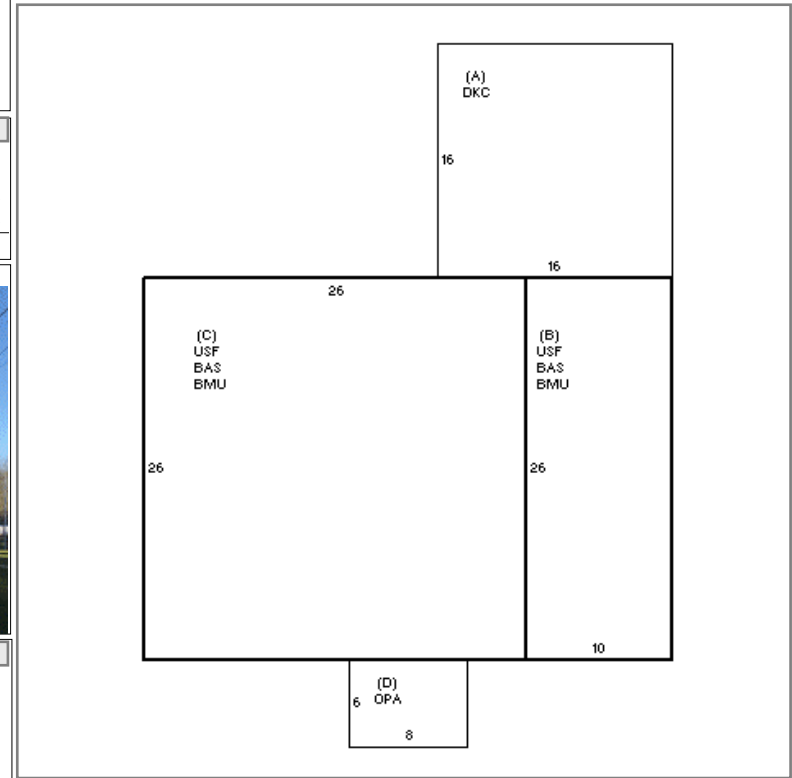
TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	438,900	341,800			
Infl1	AVG		BUILDING	389,200	344,400			
N_Index	AVG		DETACHED	3,600	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>831,700</b>	<b>689,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		120	19.71	2,100
PTD	E	1.90	10 0.90		196	8.48	1,500



BUILDING	CD	ADJ	DESC	MEASURE	1/2/2020	TL
MODEL	1		RESIDENTIAL	LIST	1/2/2020	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	1/2/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,241
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	DKC	N	DECK-COMPOSITE	256		78.13	20,001		
\$NLA(RCN)	\$236	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	936		45.37	42,470		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	936	1952	246.75	230,962		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	936	1952	133.95	125,379		
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	48		101.39	4,867		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,649.78	10,599		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		7,963.60	7,964		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	A
ROOMS	6	1.00	INTERIOR	A
BEDROOMS	5	1.00	KITCHEN	G
BATHROOMS	2	1.00	BATHS	G
FIXTURES	9	1.00	HEAT	U
GARAGE CAPACITY	0	1.00	ELECT	U
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$389,200	