

Key: 8122

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.288

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOILARD MICHAEL R ETUX LISE M BOILARD 41 CYPRESS LANE WILBRAHAM, MA 01095				38.3-146-0				14 ROBIN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOILARD MICHAEL R ETUX				07/12/2012	H	255,000	26494-308				
MONAGHAN THOMAS J ETALS T				08/27/2007	F	1	22286-271				
MONAGHAN ROBERT J & MARY				06/22/1994	F	1	9248-010				

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	%
18723	08/22/2018	2	ADDITIONS	93,600	06/24/2019	TL	100	100
13169	03/25/2013	3	ALT/RENO	15,000	06/13/2018		100	100
12549	08/14/2012	3	ALT/RENO	31,000	06/13/2018		100	100

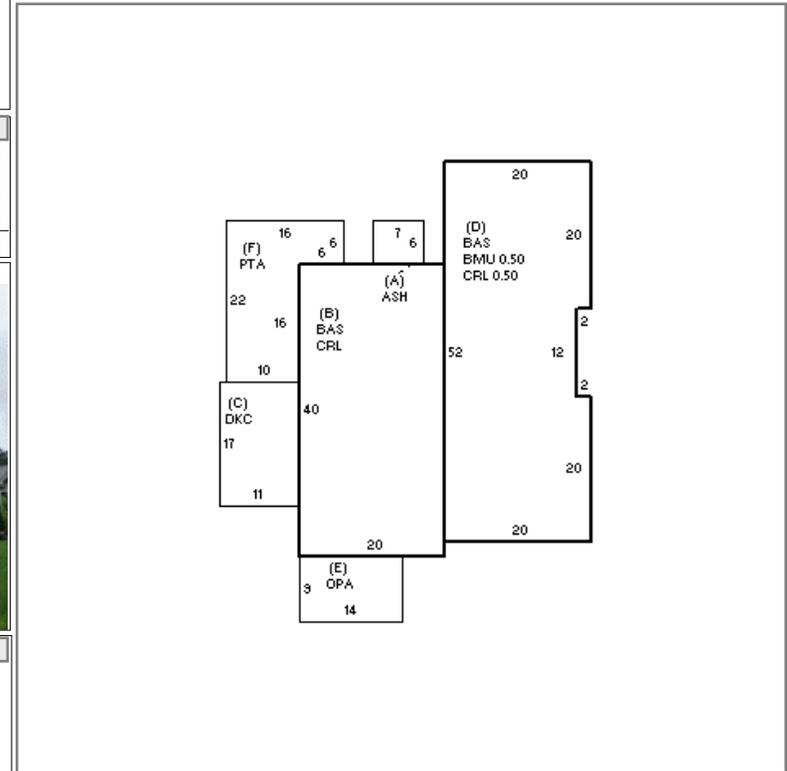
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,140	11	1.00	100	1.00	100	1.00	589,250	2.17	A	1.00	BA+	2.50			443,460

TOTAL	15,159 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	443,500	345,400			
Infl1	AVG		BUILDING	438,400	388,000			
N_Index	AVG		DETACHED	5,200	5,000			
			OTHER	0	0			
			TOTAL	887,100	738,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	12 X 16		192	30.30	5,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2019	TL
MODEL	1		RESIDENTIAL	LIST	7/12/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	7/12/2019	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476,545	
NET AREA	1,816	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	ASH	N	ATT SHED	42		28.72	1,206	CONDITION ELEM	CD	
\$NLA(RCN)	\$262	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	CRL	N	BSMT CRAWL	1,308		20.60	26,945	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,816	1958	204.65	371,638	INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	187		72.55	13,567	KITCHEN	G		
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	BMU	N	BSMT UNFINISHED	508		53.19	27,019	BATHS	G		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	126		79.28	9,989	HEAT	U		
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F	PTA	N	PATIO	256		15.71	4,022	ELECT	U		
FIXTURES	11	1.00	FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,460.70	14,764				
GARAGE CAPACITY	0	1.00	USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,394.80	7,395				
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF. YR/AGE	2011 / 11	
																COND	8 8 %	
																FUNC	0	
																ECON	0	
																DEPR	8 % GD 92	
																RCNLD	\$438,400	