Key: 8151

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,314

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FABER THOMAS W C/O FABER RUG CO 9-11 CENTRAL ST WELLESLEY, MA 02482-5801	38.3-177-0	32 COVE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FABER THOMAS W	12/30/2014	F	100	28603-6
FABER THOMAS W	12/17/1990	XX		7387+-192+

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	%
960334	07/23/1996	2	ADDITIONS	7,500	07/28/1997	JC	100	100
920478	09/03/1992	3	ALT/RENO	38,000	04/16/1993	JS	100	100

LAND

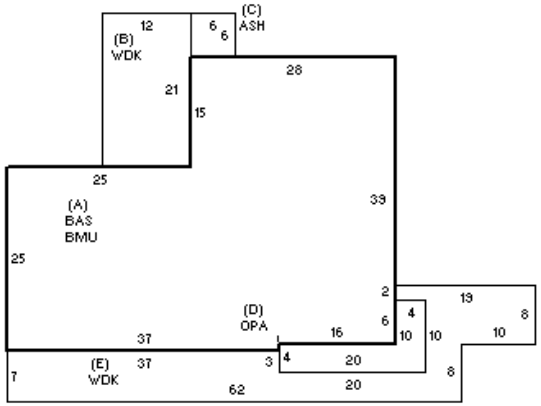
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	11 1.00	100 1.00	100 1.00	707,100	1.71	A 1.00	BG- 3.00			555,030

TOTAL	19,994 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	555,000	491,200
BUILDING	305,500	270,400
DETACHED	10,700	10,200
OTHER	0	0
TOTAL	**871,200**	**771,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	22X24		528	36.34	9,600
SHF	A 1.00	50 0.50	8X10			0.00	
SHF	A 1.00	50 0.50	10X14		140	16.42	1,100

PHOTO 09/10/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2021	RP
LIST	5/7/2021	EST
REVIEW	5/7/2021	RP

YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,729	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	3	W/W CARPET	1.00
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	1,729		29.95	51,781
A	BAS	L	BASE AREA	1,729	1965	178.89	309,295
+	WDK	N	WOOD DECK	759		21.57	16,374
C	ASH	N	ATT SHED	36		25.11	904
D	OPA	N	OPEN PORCH	104		69.30	7,207
	F11	O	FPL 1S 1OP	1		8,098.20	8,098
	FIX	O	XTRA FIXTURES	2		2,150.80	4,302
	MST	O	MAS/METAL STACK	1		4,030.90	4,031

TOTAL RCN	401,992

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		$305,500