Key: 8223

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,383

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE STEVEN A ETUX MARIA G WHITE 197 PRESCOTT STREET WEST BOYLSTON, MA 01583	38.3-250-0	7 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE STEVEN A ETUX	04/01/2011	O	145,000	25358-253
CAHIR JOH& KATHERINE L BA	02/03/2011	N		25234-113
THOMA PATRICIA C ET ALS T		X		11715-130

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-20-530	12/17/2020	15	INSULATE/WEA	4,412			100	100
11258	05/18/2011	2	ADDITIONS	24,400	09/11/2012	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	11 1.00	100 1.00	100 1.00	377,120	4.66	A 1.00	BAV 1.60			262,120

TOTAL	6,490 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

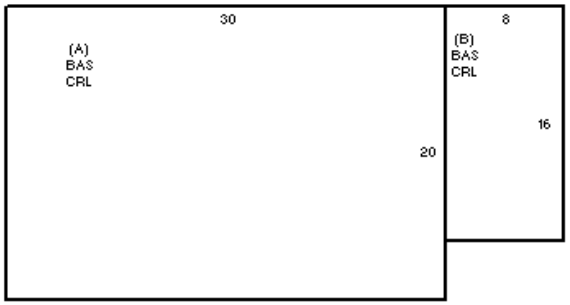
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	262,100	232,000
BUILDING	133,700	118,300
DETACHED	0	0
OTHER	0	0
TOTAL	395,800	350,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 09/11/2012



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	10/11/2012	TL
LIST	10/11/2012	TL
REVIEW	10/11/2012	TL

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	728	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	728		25.42	18,503
A	BAS	L	BASE AREA	600	1945	204.09	122,452
B	BAS	L	BASE AREA	128	2011	204.09	26,123
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN	169,185

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$133,700