Key: 8759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,937

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOLIGNANO DOROTHY 10 DEPOT ST WESTFORD, MA 01886-2608	42.0-6-0	11 BEACON POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOLIGNANO DOROTHY	07/12/1996	QS	157,000	10297-285

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	%

LAND

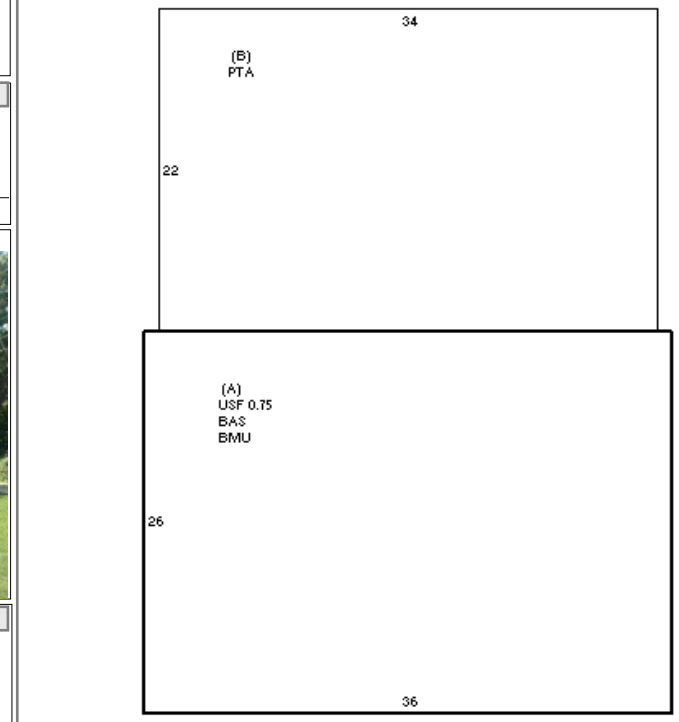
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,600	11 1.00	100 1.00	100 1.00	589,250	2.97	A 1.00	BA+ 2.50			425,640

TOTAL	10,585 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	425,600	331,500
BUILDING	295,800	251,600
DETACHED	0	0
OTHER	0	0
TOTAL	**721,400**	**583,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 08/03/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/3/2023	SL
LIST	8/3/2023	EST
REVIEW	8/3/2023	SL

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	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	4	FLR/WALL(FULL)	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		41.99	39,298
A	BAS	L	BASE AREA	936	1978	228.33	213,715
A	USF	L	UPPER STORY FIN	702	1978	125.20	87,888
B	PTA	N	PATIO	748		15.66	11,711
	F21	O	FPL 2S 1OP	1		10,142.70	10,143
	FIX	O	XTRA FIXTURES	1		2,452.50	2,453

TOTAL RCN	365,207

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$295,800