Key: 8766

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,944

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HORAN MARILYN R TR OF 10 EASTWARD AVE RLTY TRUST 9 EDMUNDS WAY BELMONT, MA 02478	42.0-13-0	10 EASTWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HORAN MARILYN R TR OF	09/06/2006	F	1	21326-154
HORAN MARILYN R	01/12/1990	QS	285,000	8879-249

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	%
15148	03/20/2015	3	ALT/RENO	60,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	11 1.00	100 1.00	100 1.00	589,250	2.87	A 1.00	BA+ 2.50			427,210

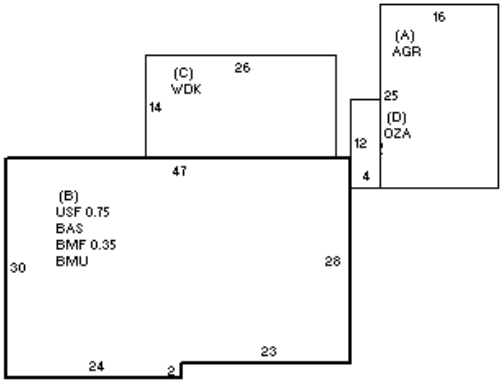
TOTAL	11,021 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	427,200	332,700
BUILDING	461,000	391,100
DETACHED	0	1,100
OTHER	0	0
TOTAL	**888,200**	**724,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/09/2008



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	10/25/2023	SL
LIST	10/27/2023	SL
REVIEW	10/27/2023	SL

YEAR BLT	1970	SIZE ADJ	1.005
NET AREA	2,387	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	35	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	400		78.56	31,426
B	BMU	N	BSMT UNFINISHED	1,364		35.96	49,048
B	BMF	N	BSMT FINISH	477		49.32	23,524
B	BAS	L	BASE AREA	1,364	1970	211.59	288,612
B	USF	L	UPPER STORY FIN	1,023	1970	117.03	119,718
C	WDK	N	WOOD DECK	364		24.04	8,752
D	OZA	N	OPEN BREEZEWAY	48		52.62	2,526
	F22	O	FPL 2S 2OP	1		10,379.20	10,379
	FIX	O	XTRA FIXTURES	8		2,397.10	19,177
	MST	O	MAS/METAL STACK	2		4,492.25	8,985

TOTAL RCN	562,145

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$461,000