

Key: 8773

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.951

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOCKE JEFFREY A ETUX JOANNE M LOCKE 76 WASHINGTON STREET WELLESLEY, MA 02481				42.0-17-0				41 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOCKE JEFFREY A ETUX				06/11/2010	QS	474,000	24610-144				
HAWKINS DANNY J ETUX				09/11/2003	O	410,000	17622-178				
CARLSON BARBARA A				09/11/2003	F		17622-176				

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	%
04556	07/22/2004	3	ALT/RENO	1,500	11/29/2004	TL	100	100
980698	11/30/1998	10	WOODSTOVE		03/10/1999	JS	100	100
		3	ALT/RENO				100	100

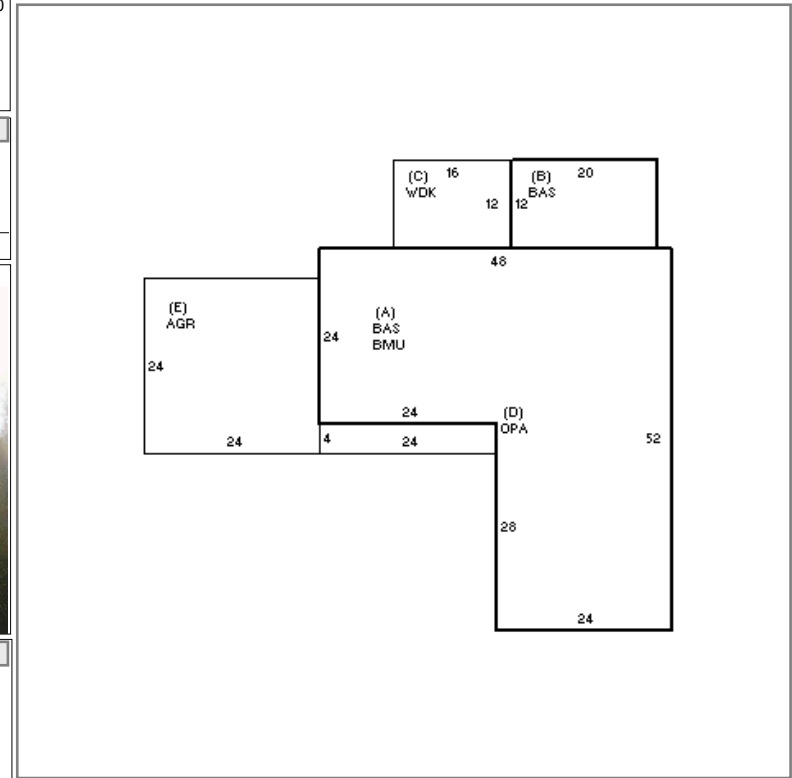
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	11	1.00	100	1.00	100	1.00	559,788	1.00	05	0.95 BA+	2.50	513,940
300	A	0.872	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00 BA+	2.50	35,530

TOTAL	1.790 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		N O T E	Property has deeded property rights on private beach across street; sub to footpath easment=topo land to wetlands influ-brook runs thru land floods bsmt			LAND	549,500	427,900
Infl1	AVG			LAND	406,000	363,900			
N_Index	AVG			DETACHED	1,500	1,400			
				OTHER	0	0	TOTAL	957,000	793,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 12		120	16.42	1,500



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2004	TL
MODEL	1		RESIDENTIAL	LIST	11/29/2004	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/15/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,954	
NET AREA	2,064	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,824		31.92	58,215	CONDITION ELEM	CD	
\$NLA(RCN)	\$249	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,064	1981	184.99	381,812	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	192		37.65	7,229	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	96		77.35	7,426	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	576		66.52	38,318	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00		F13	O	FPL 1S 3OP	1		9,493.50	9,494	HEAT	A	
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	5		2,292.20	11,461	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$406,000	