

Key: 8784

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.962

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION							
CONROY KEVIN & MARIA CONROY 280 HIGHLAND AVE NEWTON, MA 02465				42.0-28-0				89 OLD NORTH RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
CONROY KEVIN & HARRISON NANCY J ET VIR				08/16/2021	QS	1,746,588	34385-348								
KNOWLES WILLIAM J &				08/26/2011	QS	975,000	25644-79								
				06/17/1999	G	650,000	12345-294								
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	942,800	1.00	A	1.00	BGD	4.00	865,580
300	A	0.626	11	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BGD	4.00	40,820

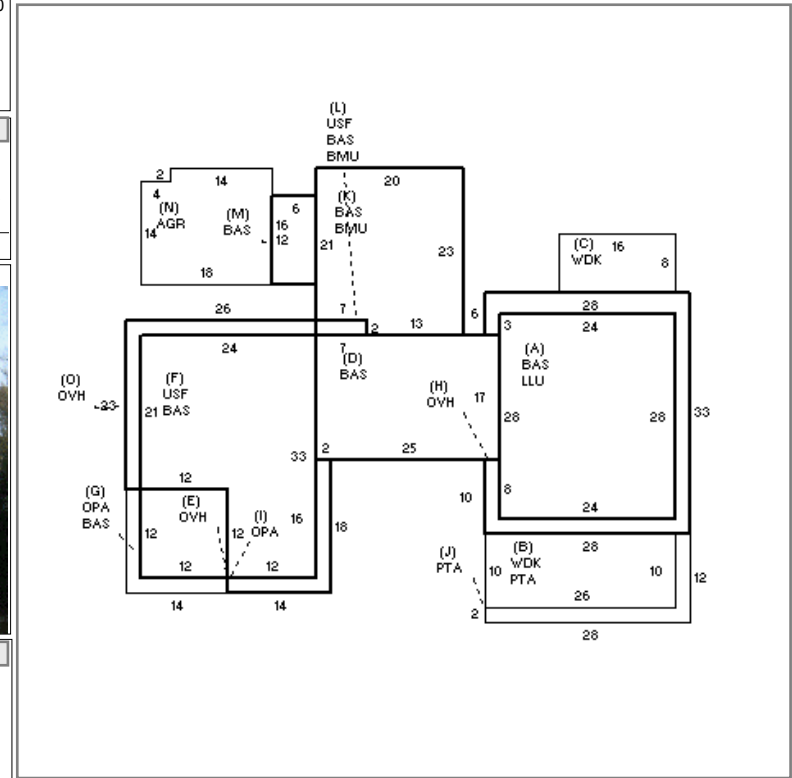
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15058	02/04/2015	3	ALT/RENO	17,564	12/18/2015	SW	100	100
13097	02/20/2013	2	ADDITIONS	180,000	12/18/2015	SW	100	100
10696	11/23/2010	3	ALT/RENO	22,000	02/22/2012	TL	100	100
06382	06/22/2006	4	DETACH.STRUC	2,200	09/27/2007	TL	100	100
06247	04/28/2006	2	ADDITIONS	49,000	09/27/2007	TL	100	100

TOTAL	1.544 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E the only property across the street from the water that has a view	LAND		906,400	802,100		
Infl1	AVG		BUILDING		867,900	768,100		
N_Index	AVG		DETACHED		3,300	3,100		
		OTHER		81,500	73,000			
		TOTAL		1,859,100	1,646,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 16	192	19.14	3,300



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/16/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/16/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	0.990
NET AREA	3,935	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	75	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	10	VERT BOARD	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	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	LLU	N	LOWER LEVEL UNF	672		46.20	31,044
+	PTA	N	PATIO	336		17.33	5,822
+	WDK	N	WOOD DECK	388		27.22	10,560
+	BAS	L	BASE AREA	1,889	1975	209.52	395,777
+	OVH	L	OVERHANG	372	1975	230.74	85,837
F	USF	L	UPPER STORY FIN	648	1975	138.54	89,774
+	OPA	N	OPEN PORCH	196		83.27	16,322
+	BMU	N	BSMT UNFINISHED	460		58.65	26,978
L	USF	L	UPPER STORY FIN	14	2013	138.51	1,939
+	BAS	L	BASE AREA	532	2013	209.52	111,462
N	AGR	N	ATT GARAGE	280		88.93	24,900
	LLF	L	LOWER LEVEL FIN	480	1975	78.62	37,737
	F12	O	FPL 1S 2OP	1		10,728.20	10,728
	FIX	O	XTRA FIXTURES	7		2,713.36	18,994

TOTAL RCN	867,874
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$867,900

