

Key: 8788

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.967

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PECK STEPHEN H ETUX JACKIE B PECK 107 LOCUST LANE NEEDHAM, MA 02492				42.0-32-0				74 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PECK STEPHEN H ETUX PLUGGE SARA LU				06/18/2007	QS XX	2,800,000	22118-197 3222+-0160+				

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	DCK	1.00	100	1.00	1,414,200	1.00	A	1.00	BSP	6.00		1,298,360
300	A	0.932	11	1.00	100	1.00	100	1.00	97,800	1.00	A	1.00	BSP	6.00		91,150

TOTAL	1.850 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE #2009-3 Chapter 91 License Expires 2038	LAND	1,389,500	1,229,600			
Infl1	DOCK		BUILDING	2,870,100	2,596,900			
N_Index	AVG		DETACHED	175,000	164,600			
			OTHER	0	0			
		TOTAL	4,434,600	3,991,100				

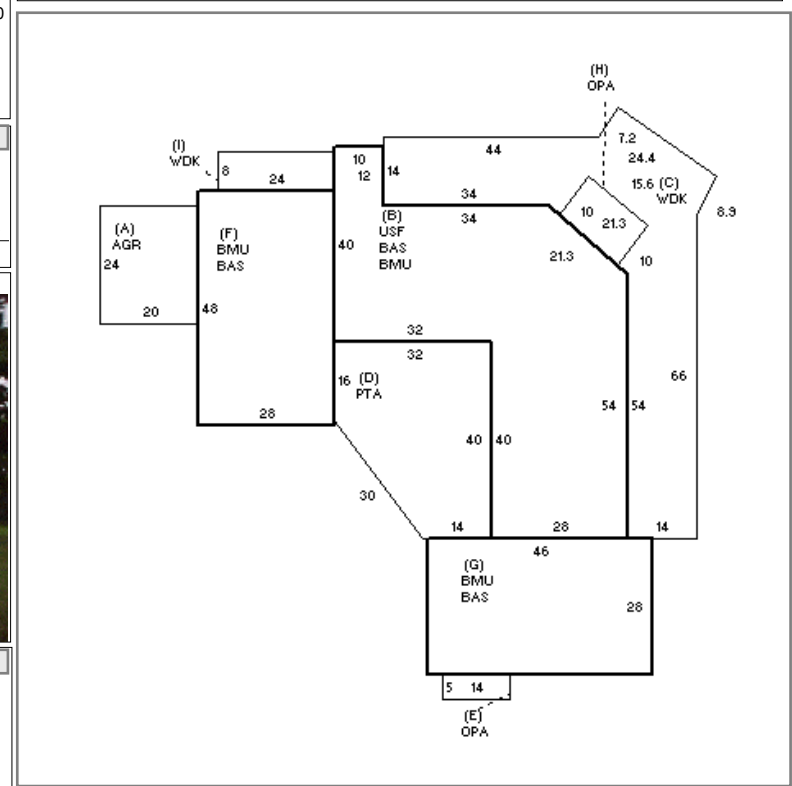
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	4 X 86	344	344.28	106,600
DGF	V	1.30	10 0.90	26 X 36	936	42.54	35,800
SHF	E	1.90	50 0.50	2@ 6 X 16	192	30.30	2,900
FLD	E	1.90	10 0.90	8 X 24	192	114.76	19,800
FLD	E	1.90	10 0.90	6 X 16	96	114.76	9,900



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2009	JB
MODEL	1		RESIDENTIAL	LIST	9/9/2009	JB
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/9/2023	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	480		137.89	66,185
\$NLA(RCN)	\$391	OVERALL	1.150	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	5,440		61.35	333,742
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	2,808	1990	193.29	542,769
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	2,192		47.65	104,458
				FLOOR COVER	1	HARDWOOD	1.02	+	PTA	N	PATIO	1,064		30.34	32,278
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	226		131.30	29,675
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	BAS	L	BASE AREA	5,440	1990	366.86	1,995,734
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		17,888.20	17,888
				USE	0		1.00		F21	O	FPL 2S 1OP	1		19,652.90	19,653
									FIX	O	XTRA FIXTURES	15		4,751.14	71,267
									KIT	O	EXTRA KITCHEN	1		11,206.30	11,206

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO-FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
14903	10/24/2014	6	FENCE		01/13/2015	JB	0 100
08448	08/21/2008	2	ADDITIONS	800,000	09/09/2009	JB	100 100
960019	01/23/1996	4	DETACH.STRUC	30,000	07/29/1997	JC	100 100
89709	11/22/1989	5	DEMOLITIONS		11/18/1991	HS	100 100
890710	11/22/1989	1	NEW CONSTRUC	320,000	11/18/1991	HS	100 100



TOTAL RCN	3,224,855
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$2,870,100