

Key: 8790

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.970

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLACK CHESTER TR 80 OLD NORTH NOMINEE TRUST 16 ELLIE LANE WAYLAND, MA 01778				42.0-34-0				80 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLACK CHESTER TR				02/26/2015	F	10	28703-296				
BLACK DIANE G				10/16/1995	QS	600,000	9884-238				

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	%
13543	08/16/2013	15	INSULATE/WEA	6,470			100	100
03778	10/28/2003	9	DECK	80,000	09/22/2004	JS	100	100
970083	02/28/1997	2	ADDITIONS	25,000	02/02/1998	JC	100	100
960548	11/06/1996	8	POOL	15,000	12/16/1996	JC	100	100
960432	09/10/1996	1	NEW CONSTRUC	475,000	12/16/1996	JC	100	100

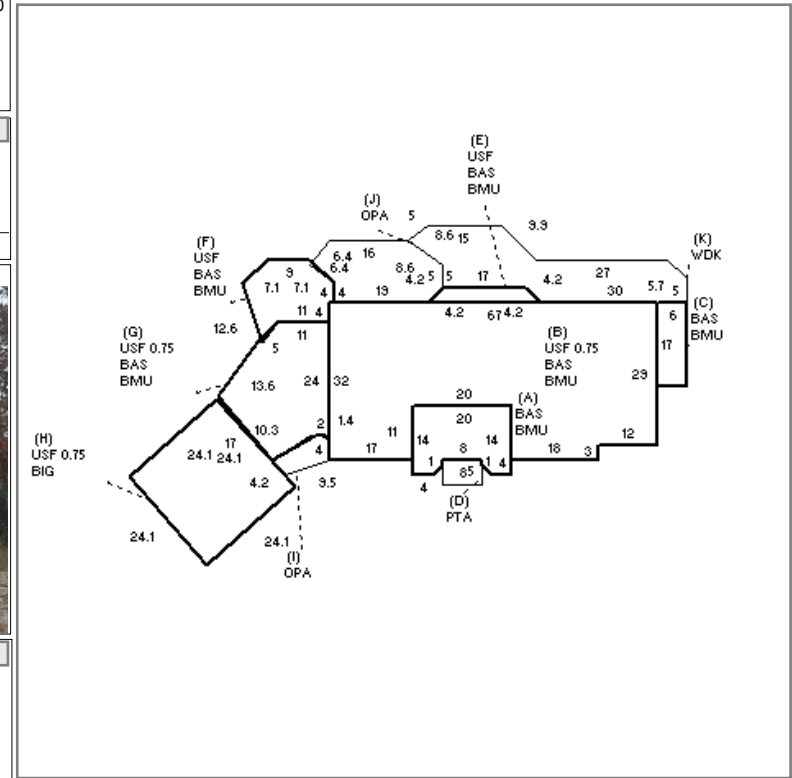
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1,414,200	1.00	A	1.00	BSP	6.00	1,298,360
300	A	1,832	11	1.00	100	97,800	1.00	A	1.00	BSP	6.00	179,170

TOTAL	2.750 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,477,500	1,307,400			
Infl1	AVG		BUILDING	939,100	1,032,400			
N_Index	AVG		DETACHED	81,500	77,000			
			OTHER	0	0			
			TOTAL	2,498,100	2,416,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	E	1.90	10 0.90 60 X 120		1	31,669.96	28,500
SHF	A	1.00	10 0.90 8 X 11 & 10 X		238	15.23	3,300
PBD	E	1.90	10 0.90 8 X 14		112	38.95	3,900
IPG	E	1.90	10 0.90 18 X 36	1996	648	49.58	28,900
PDK	E	1.90	10 0.90 18 X 45		810	23.18	16,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2002	TL
MODEL	1		RESIDENTIAL	LIST	12/16/1996	JC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/9/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	0.975
NET AREA	5,436	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.160
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		13	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,970		34.21	101,607
+	BAS	L	BASE AREA	2,970	1997	204.58	607,597
+	USF	L	UPPER STORY FIN	2,466	1997	107.79	265,807
D	PTA	N	PATIO	40		19.10	764
H	BIG	N	BUILT-IN GARAGE	580		97.54	56,575
+	OPA	N	OPEN PORCH	346		73.22	25,334
K	W/DK	N	WOOD DECK	528		26.57	14,031
BGF	N	BSMT GOOD FINIS	1,000		55.52	55,519	
F21	O	FPL 2S 1OP	1		10,959.30	10,959	
FIX	O	XTRA FIXTURES	8		2,649.46	21,196	

TOTAL RCN	1,159,389
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$939,100