

Key: 8797

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.977

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GARVEY EDITH F TRS OF DAVID A MACCREADY NOMINEE 85 ELM ST MEDFIELD, MA 02052-2802				42.0-40-0				158 NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARVEY EDITH F TRS OF				04/29/1988	QS	1,060,000	7235-231				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01161	04/09/2001	2	ADDITIONS	33,000	01/03/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1.00	1,154,930	0.64	A	1.00	WNG	4.90
200	A	1,836	12	1.00	100	1.00	263,760	1.00	A	1.00	WNA	2.80
300	A	0,227	12	1.00	100	1.00	79,870	1.00	A	1.00	WNG	4.90

DETACHED

TOTAL	3.900 Acres	ZONING	2	FRNT	331	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N	ABUTTS CONSERVATION RESTRICTED PROPERTY, MAP 42 PARCEL 39 , 01/17; ADJ PRI LPI TO WNG, SEC & EXCSS LPI TO WNA. 1-2020 removed sec lot to excess land. Dwelling encroaches on sec lot per Plan.			LAND	1,870,300	1,655,400
Infl1	AVG	O				BUILDING	586,200	518,800
N_Index	AVG	T				DETACHED	9,700	9,300
		E				OTHER	168,200	148,900
						TOTAL	2,634,400	2,332,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	50 0.50 60 X 120		1	19,446.40	9,700

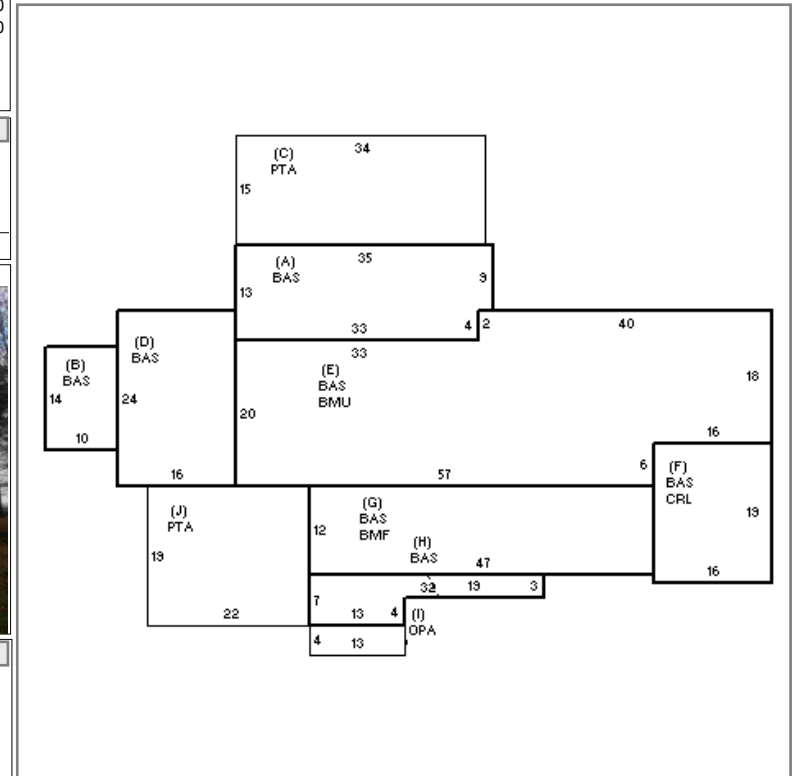


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/16/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/16/2020	RP
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,511	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$220	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				UNITS	ADJ		
STORIES	1	1.00		ROOF SHAPE	1	GABLE	1.00
ROOMS	7	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
BEDROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BATHROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
FIXTURES	15	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
GARAGE CAPACITY	2	1.00		FUEL SOURCE	1	OIL	1.00
% BSMT FINISH	18	1.00		USE	0		1.00
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					



YEAR BLT	1955	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	771,327
NET AREA	3,511	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	3,371	1955	174.35	587,743	CONDITION ELEM CD	
\$NLA(RCN)	\$220	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	140	2001	174.35	24,409	EXTERIOR	A
CAPACITY				UNITS	ADJ			ROOF SHAPE	1	PTA	N	PATIO	928	14.42	13,379	INTERIOR	A
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BMU	N	BSMT UNFINISHED	1,524		33.87	51,621	KITCHEN	A
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02	F	CRL	N	BSMT CRAWL	304		36.33	11,043	BATHS	A
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00	G	BMF	N	BSMT FINISH	564		46.46	26,201	HEAT	A
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03	I	OPA	N	OPEN PORCH	52		81.26	4,225	ELECT	A
FIXTURES	15	1.00		FUEL SOURCE	1	OIL	1.00		BMG	O	BSMT GARAGE	2		7,557.75	15,116		
GARAGE CAPACITY	2	1.00		USE	0		1.00		F11	O	FPL 1S 1OP	1		8,501.40	8,501		
% BSMT FINISH	18	1.00							FIX	O	XTRA FIXTURES	10		2,257.99	22,580		
# OF HALF BATHS	1	1.00							WPL	O	WHIRLPOOL	1		6,509.10	6,509		
# OF UNITS	1	1.00															

TOTAL RCN	771,327
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$586,200

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PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

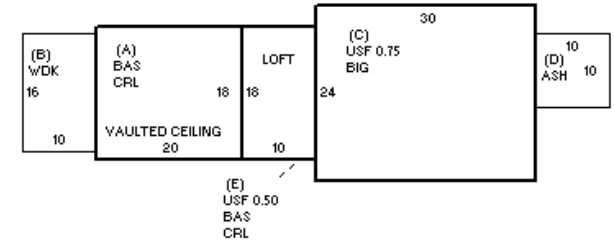
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	168,200	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/19/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/16/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/16/2020	RP
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
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YEAR BLT	1975	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	218,495		
NET AREA	1,170	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	CRL	N	BSMT CRAWL	540		21.35	11,532				
\$NLA(RCN)	\$187	OVERALL	0.780	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	540	1975	180.50	97,472				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		29.07	4,652		EXTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	720		61.31	44,140		INTERIOR	A	
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	630	1975	90.39	56,945		KITCHEN	A	
				INT. FINISH	2	DRYWALL	1.00	D	ASH	N	ATT SHED	100		19.83	1,983		BATHS	A	
				HEATING/COOLING	8	HEAT PUMP	1.04		FIX	O	XTRA FIXTURES	1		1,770.60	1,771		HEAT	A	
				FUEL SOURCE	3	ELECTRIC	1.00										ELECT	A	
				USE	0		1.00												
																		EFF.YR/AGE	1996 / 26
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$168,200