

Key: 8809

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.993

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
MARKS ALAN P ETUX LYNN A & MARKS FAM RLTY TRUST (1/2)		42.0-51-0	139 NORTH RD				
390 EDMANDS RD FRAMINGHAM, MA 01701		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MARKS ALAN P ETUX LYNN A		06/30/2022	F	100	35220-210
		MARKS ALAN P ETUX LYNN A		08/30/2002	QS	750,000	15539-136
		PENDERGAST ISABEL F		02/04/1997	XX		10597-331

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	%
11306	06/13/2011	3	ALT/RENO	5,700	07/08/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	71,874	12	1.00	100	1.00	100	1.00	659,960	0.69	A	1.00	WNA	2.80			745,920

TOTAL	1.650 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE View of water located across the street	LAND	745,900	660,200			
Infl1	AVG		BUILDING	184,700	163,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	62,100	55,000			
		TOTAL		992,700	878,700			

DETACHED

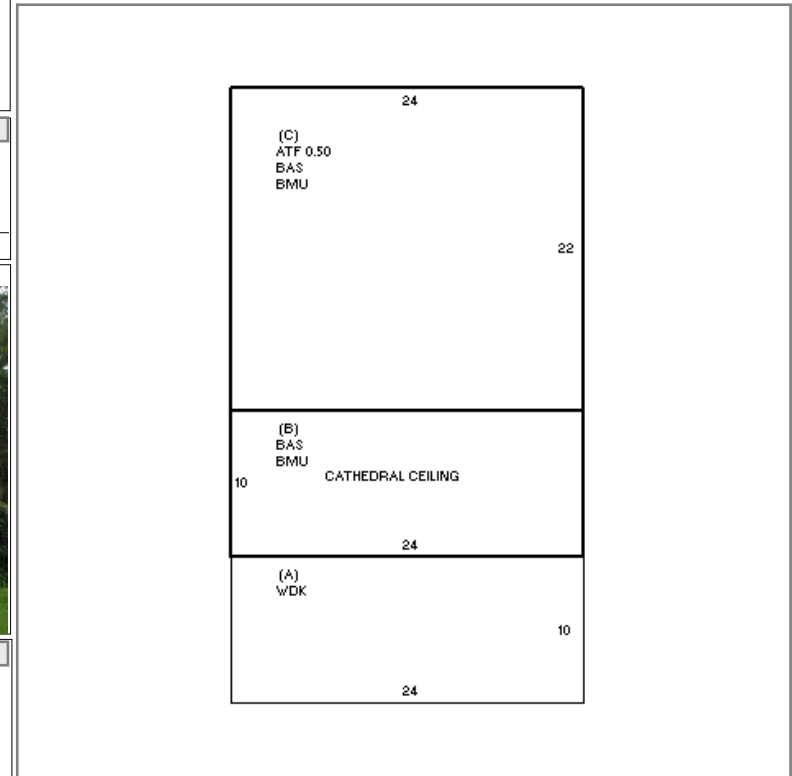
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/17/2018	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$325	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	6	TILE	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	240		29.06	6,974
+	BMU	N	BSMT UNFINISHED	768		51.65	39,665
+	BAS	L	BASE AREA	768	1970	231.44	177,745
C	ATF	N	ATTIC FINISH	264		69.65	18,387
	FIX	O	XTRA FIXTURES	1		2,389.90	2,390
	MST	O	MAS/METAL STACK	1		4,477.90	4,478

TOTAL RCN	249,639
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	O
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$184,700

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390 EDMANDS RD		TRANSFER HISTORY		DOS	T
FRAMINGHAM, MA 01701				SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

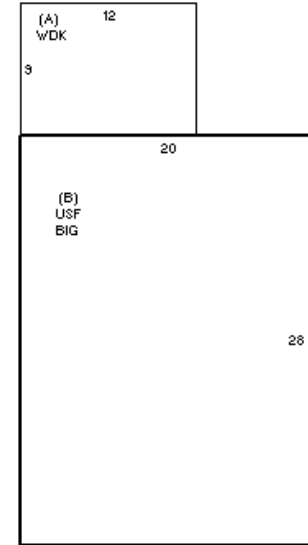
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	62,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/31/2002
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	5/17/2018	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1970	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	81,751	
NET AREA	560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	108		29.43	3,178	CONDITION ELEM	CD	
\$NLA(RCN)	\$146	OVERALL	0.730	EXT COVER	10	VERT BOARD	1.00	B	BIG	N	BUILT-IN GARAGE	560		58.38	32,692	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	560	1970	81.93	45,881	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	FLOOR COVER	5	VINYL	1.00	INT. FINISH	2	DRYWALL	1.00	KITCHEN	A		
ROOMS	2	1.00	HEATING/COOLING	5	ELECTRIC BB	0.98	FUEL SOURCE	3	ELECTRIC	1.00	BATHS	A	HEAT	A	BATHS	A		
BEDROOMS	1	1.00	USE	0		1.00					ELECT	A	ELECT	A	HEAT	A		
BATHROOMS	1	1.00													ELECT	A		
FIXTURES	5	1.00																
GARAGE CAPACITY	2	1.00																
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$62,100	