

Key: 8841

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.033

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FILBIN JAMES G & PATRICIA TRS PATRICIA A FILBIN REV TRUST 189 PORTER STREET WESTWOOD, MA 02090				42.0-78-0				74 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FILBIN JAMES G & PATRICIA				12/15/2017	F	1	30964-3				
FILBIN JAMES G ETUX				05/30/2017	O	1,700,000	30520-200				
74 SOUTH ROAD LLC				08/12/2010	F	1	24747-98				

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	%
191061	11/14/2019	15	INSULATE/WEA	9,697			100	100
18106	02/12/2018	3	ALT/RENO	87,000			100	100
18040	01/18/2018	3	ALT/RENO	40,000	06/08/2018	TL	100	100
17936	11/15/2017	9	DECK	58,000	02/16/2018	BC	100	100
11582	09/28/2011	4	DETACH.STRUC		12/09/2011	TL	100	100

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	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	0.713	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		87,160

TOTAL	2.550 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	2,180,900	1,930,000
Infl1	AVG		BUILDING	648,000	573,400			
N_Index	AVG		DETACHED	14,300	15,700			
			OTHER	0	0			
						TOTAL	2,843,200	2,519,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	50 0.50	20 X 24	480	49.32	11,800
SHF	G	1.20	50 0.50	10 X 11 ATTA	110	19.71	1,100
SHF	A	1.00	50 0.50	6 X 12		0.00	
PTD	G	1.20	10 0.90	14 X 24	336	4.79	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2018	BC
MODEL	1		RESIDENTIAL	LIST	2/16/2018	BC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/18/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1916	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,173	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,796	1916	205.48	369,050
\$NLA(RCN)	\$222	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	81		94.48	7,653
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,377	1916	120.62	166,095
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATF	N	ATTIC FINISH	1,026		68.05	69,820
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	792		24.78	19,627
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	175		75.83	13,270
				HEATING/COOLING	12	OTHER	1.00	G	CRL	N	BSMT CRAWL	342		39.74	13,593
				FUEL SOURCE	2	GAS	1.00		CPC	O	CAPE CELLAR	1		4,380.80	4,381
				USE	0		1.00		F32	O	FPL 3S 2OP	1		11,163.20	11,163
									FIX	O	XTRA FIXTURES	12		2,470.68	29,648

TOTAL RCN	704,299
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$648,000

