

Key: 8866

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.062

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ADROGUE JILL A 59 MANOR AVE WELLESLEY, MA 02482				42.2-7-0				45 HARBOR DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ADROGUE JILL A				06/27/2013	F	100	27497-120					
ADROGUE RICARDO ETUX				02/19/2010	QS	1,050,000	24376-79					
DRAPER JOHN P TR				05/30/2002	F		15210-307					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,600	11	1.00	100	1,414,200	1.03	A	1.00	BSP	6.00	1,285,130

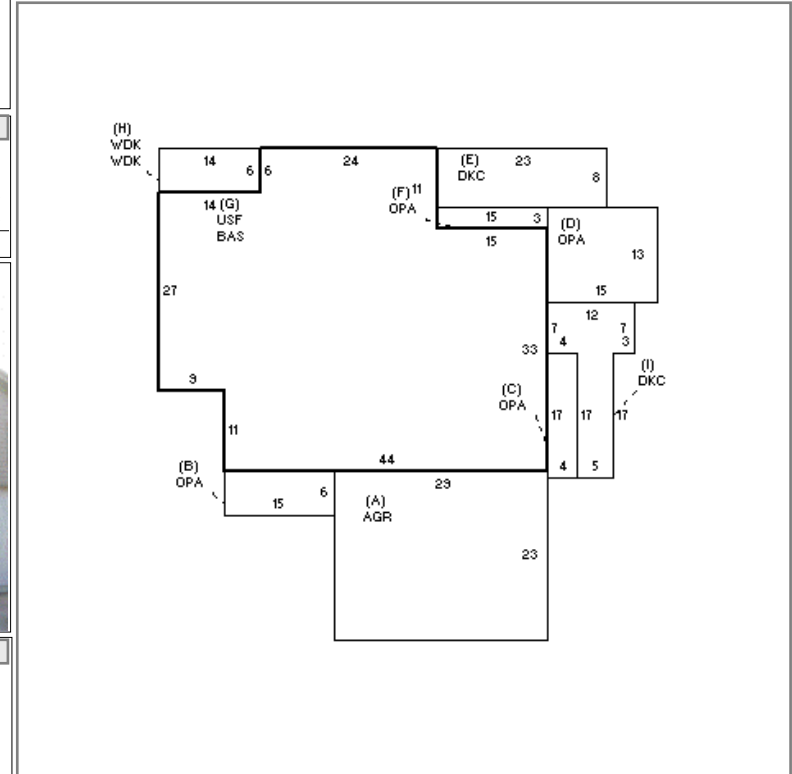
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19362	05/06/2019	14	SOLAR	58,377			100	100
16619	07/25/2016	9	DECK	5,000			100	100
11789	12/21/2011	1	NEW CONSTRUC	640,000	03/05/2013	TL	100	100
11758	12/01/2011	5	DEMOLITIONS	9,000	03/05/2013	TL	100	100
200503	08/16/2000	4	DETACH.STRUC	2,100	06/14/2001	TL	100	100

LAND

TOTAL	38,594 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	1,285,100	1,137,400	
Infl1	AVG				BUILDING	840,100	733,300	
N_Index	AVG				DETACHED	0	0	
						OTHER	0	0
						TOTAL	2,125,200	1,870,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/8/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/8/2023	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2012	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	893,727
NET AREA	3,968	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	AGR	N	ATT GARAGE	667		74.07	49,406	CONDITION ELEM	CD
\$NLA(RCN)	\$225	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	DKC	N	OPEN PORCH	398		74.98	29,844	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	DKC	N	DECK-COMPOSITE	353		80.00	28,240	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	G	BAS	L	BASE AREA	1,984	2012	225.67	447,727	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	G	USF	L	UPPER STORY FIN	1,984	2012	132.47	262,819	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	168		44.56	7,487	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		11,223.80	11,224	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	21		2,713.41	56,982			
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES	2	1.00															
ROOMS	6	1.00															
BEDROOMS	5	1.00															
BATHROOMS	5	1.00															
FIXTURES	26	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	2013 / 9
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$840,100