

Key: 8871

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.067

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ULLIAN STEPHEN C & ELAINE S ULLIAN 1140 BEACON ST APT 202 BROOKLINE, MA 02446-2338				42.2-13-0				71 HARBOR DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ULLIAN STEPHEN C & ULLIAN STEPHEN C & STEPHEN C ULLIAN				10/08/1999	F		12593-236					
				06/08/1998	A	600,000	11484-91					
				03/27/1998	A	600,000	11314-312					
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	DCK	1,414,200	1.00	A	1.00	BSP	6.00	1,298,360
300	A	0.132	11	1.00	100	97,800	1.00	A	1.00	BSP	6.00	12,910

TOTAL	1.050 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 License #94-1 Expires 2024	LAND	1,311,300	1,160,500			
Infl1	DOCK		BUILDING	771,300	680,700			
N_Index	AVG		DETACHED	127,300	121,200			
			OTHER	0	0			
			TOTAL	2,209,900	1,962,400			

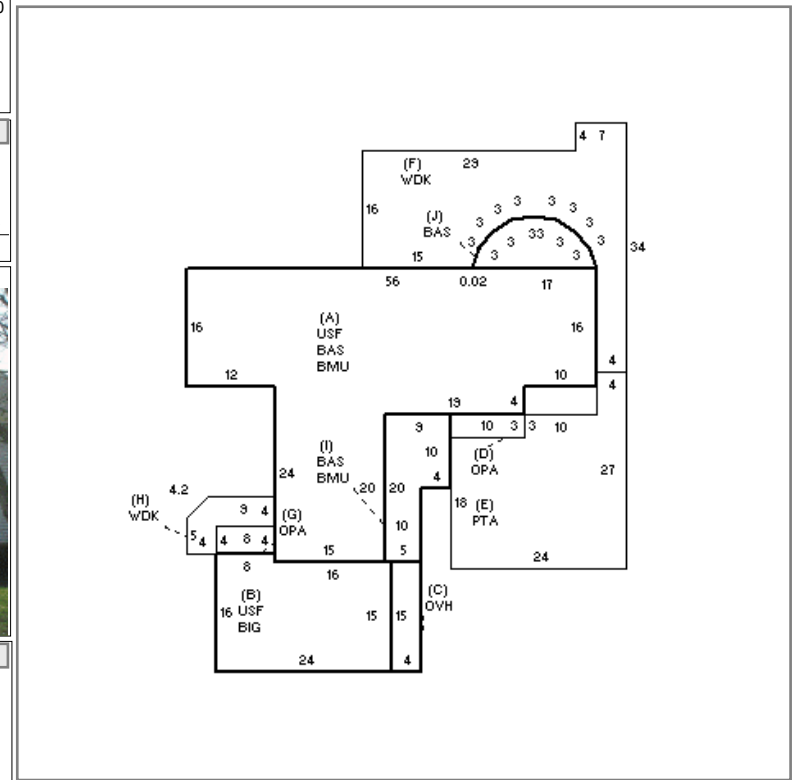
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E	1.90	10 0.90	8X10	80	114.76	8,300
PPD	E	1.90	10 0.90	4X96	384	344.28	119,000



BUILDING	CD	ADJ	DESC	MEASURE	11/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/17/2023	SL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/17/2023	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,321	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,472		48.92	72,010
\$NLA(RCN)	\$283	OVERALL	1.140	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,700	1999	159.21	270,652
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	368		135.59	49,896
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OVH	L	OVERHANG	60	1999	277.32	16,639
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	62		117.37	7,277
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	498		20.82	10,370
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	630		32.71	20,607
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,561	1999	280.92	438,523
				USE	0		1.00	F11	O	FPL 1S 1OP	1		12,278.00	12,278	
								FIX	O	XTRA FIXTURES	13		3,261.09	42,394	

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 %
04100	03/03/2004	4	DETACH.STRUC		05/03/2018	DB	100 100
980589	10/05/1998	2	ADDITIONS	50,000	04/22/2005	TL	100 100
		1	NEW CONSTRUC	200,000	03/10/1999	JS	100 100



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TOTAL RCN	940,646
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$771,300