Key: 8955

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.156

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEONARD JOHN S 82 KING CAESAR RD DUXBURY, MA 02332	43.0-24-0	23 MICHAEL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEONARD JOHN S	09/30/1994	QS	182,000	9390-117
JOHNSON G HERBERT JR &	12/09/1988	QS	175,000	N/A-N/A

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	%
EXB-21-370	05/25/2021	3	ALT/RENO	15,958			100	100
990285	05/27/1999	2	ADDITIONS	47,000	11/23/1999	MS	100	100
990222	05/10/1999	2	ADDITIONS	41,000	11/23/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,478	11 1.00	100 1.00	100 1.00	271,055	1.68	A 1.00	R08 1.15			213,620

TOTAL	20,473 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

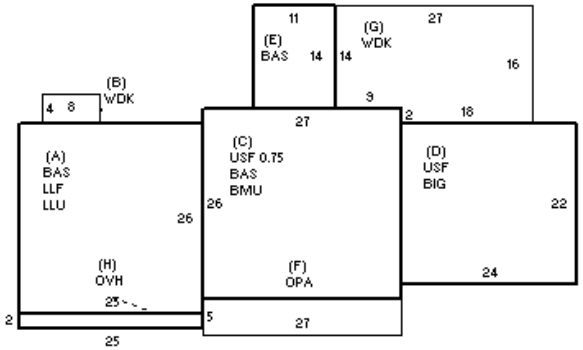
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	213,600	180,800
BUILDING	505,600	452,900
DETACHED	0	0
OTHER	0	0
TOTAL	**719,200**	**633,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/11/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/11/2021	TL
LIST	6/11/2021	EST
REVIEW	6/11/2021	TL

YEAR BLT	1981	SIZE ADJ	0.995
NET AREA	3,261	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	30	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	650		38.26	24,868
A	LLF	L	LOWER LEVEL FIN	650	1981	65.11	42,322
+	BAS	L	BASE AREA	1,352	1981	193.58	261,721
+	WDK	N	WOOD DECK	446		22.54	10,053
C	BMU	N	BSMT UNFINISHED	702		48.57	34,098
C	USF	L	UPPER STORY FIN	527	1981	109.71	57,815
D	BIG	N	BUILT-IN GARAGE	528		82.73	43,683
D	USF	L	UPPER STORY FIN	528	1999	109.71	57,925
E	BAS	L	BASE AREA	154	1999	193.58	29,811
F	OPA	N	OPEN PORCH	135		72.40	9,774
H	OVH	L	OVERHANG	50	1981	191.10	9,555
	F11	O	FPL 1S 1OP	1		8,460.60	8,461
	FIX	O	XTRA FIXTURES	6		2,247.22	13,483
	JAC	O	JACUZZI	1		12,957.80	12,958

TOTAL RCN	616,527

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	$505,600		