

Key: 9254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.470

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ELVIN DAVID & JULIA ELVIN 125 BEAUMONT AVE NEWTON, MA 02460				43.2-10-0				291-293 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELVIN DAVID & JOHNSON G HERBERT JR & NA				07/01/2022	QS	1,299,000	35227-123				
				02/09/2012	F	1	26068-276				
JOHNSON G HERBERT JR &				02/01/1994	QS	335,000	9032-068				

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	%
EXB-23-269	05/05/2023	14	SOLAR	24,934				
		13	OTHER		10/04/2022	MR	100	100
950141	03/31/1995	1	NEW CONSTRUC	380,000	03/15/1996	JC	100	100
900372	07/24/1990	2	ADDITIONS	13,000	01/01/1991	HS	100	100

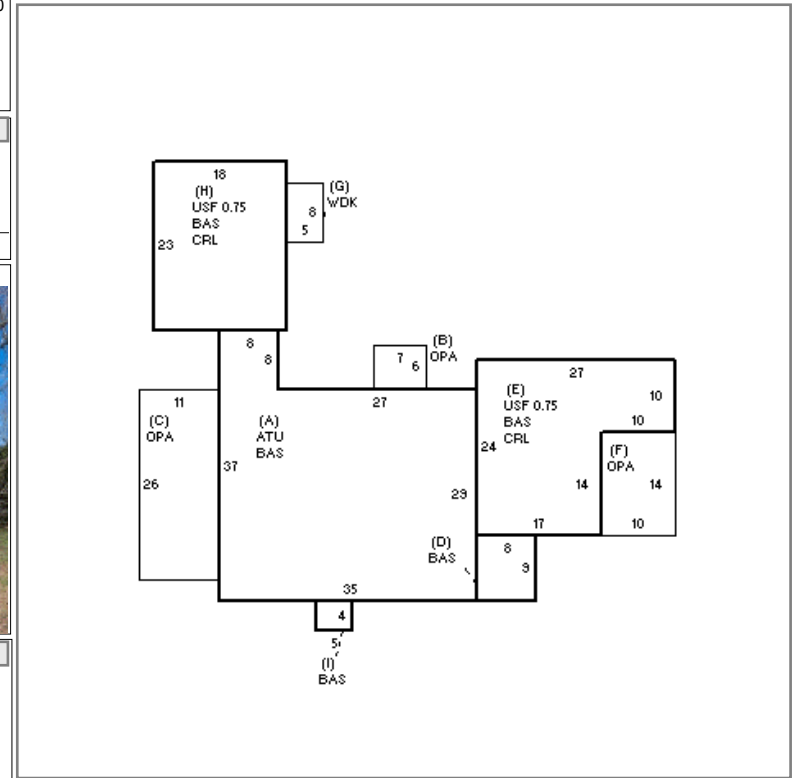
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	227,210
300	A	2.692	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	46,070

TOTAL	3.610 Acres		ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE			LAND	273,300	241,800	
Infl1	AVG			LAND BUILDING	564,300	499,300			
N_Index	AVG			DETACHED	13,900	13,200			
				OTHER	530,000	469,100			
				TOTAL	1,381,500	1,223,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 30X16		480	38.49	13,900



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2022	RP
MODEL	1		RESIDENTIAL	LIST	7/5/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/5/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1695	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	723.403		
NET AREA	2,785	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,585	1695	223.08	353,580	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.180	EXT COVER	11	ASPHALT SHINGLE	0.96	A	ATU	N	ATTIC UNF	1,079		51.84	55,932	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	468		76.39	35,751	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	922		26.41	24,354	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02	E	BAS	L	BASE AREA	508	1905	223.08	113,325	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	692	1695	141.13	97,665	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	G	WDK	N	WOOD DECK	40		82.26	3,290	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		CPC	O	CAPE CELLAR	1		4,901.20	4,901				
				USE	0		1.00		F23	O	FPL 2S 3OP	1		12,489.40	12,489				
									FIX	O	XTRA FIXTURES	8		2,764.25	22,114				
																EFF.YR/AGE	1997 / 25		
																COND	22 22 %		
																FUNC	0		
																ECON	0		
																DEPR	22	% GD	78
																RCNLD	\$564,300		

Key: 9254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.471

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ELVIN DAVID & JULIA ELVIN 125 BEAUMONT AVE NEWTON, MA 02460				43.2-10-0				291-293 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	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	%

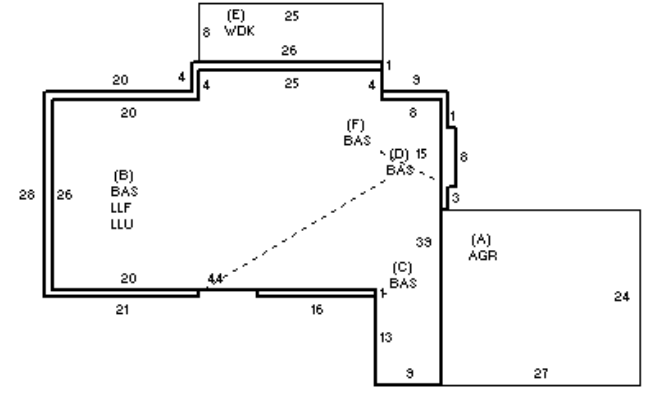
LAND

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	530,000	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2022	RP
MODEL	1		RESIDENTIAL	LIST	7/5/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/5/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1995	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	630,976		
NET AREA	3,335	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	648		73.17	47,416	CONDITION ELEM	CD		
\$NLA(RCN)	\$189	OVERALL	1.150	EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,595		39.15	62,447	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,595	1995	66.63	106,275	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,595	1995	222.93	355,576	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	145	1995	222.93	32,325	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	200		44.02	8,804	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1		10,092.10	10,092	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,680.57	8,042					
				USE	0		1.00												
																	EFF.YR/AGE	2003 / 19	
																	COND	16 16 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	16 % GD 84	
																	RCNLD	\$530,000	