

Key: 9319

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.535

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZAHLOWAY JOHN M TRUSTEE JOHN M ZAHLOWAY TRUST 31 PINE RIDGE ROAD READING, MA 01867				43.3-14-0				112 SALT MARSH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ZAHLOWAY JOHN M TRUSTEE				05/01/2018	F	1 31237-120		1 31237-120			
ZAHLOWAY JOHN M				03/30/1995	QS	94,000 9609-216		9609-216			
COMEAU DEBORAH				08/02/1990	QS	100,000 N/A-N/A		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	%
07494	08/14/2007	4	DETACH.STRUC	2,500	04/17/2008	TL	100	100

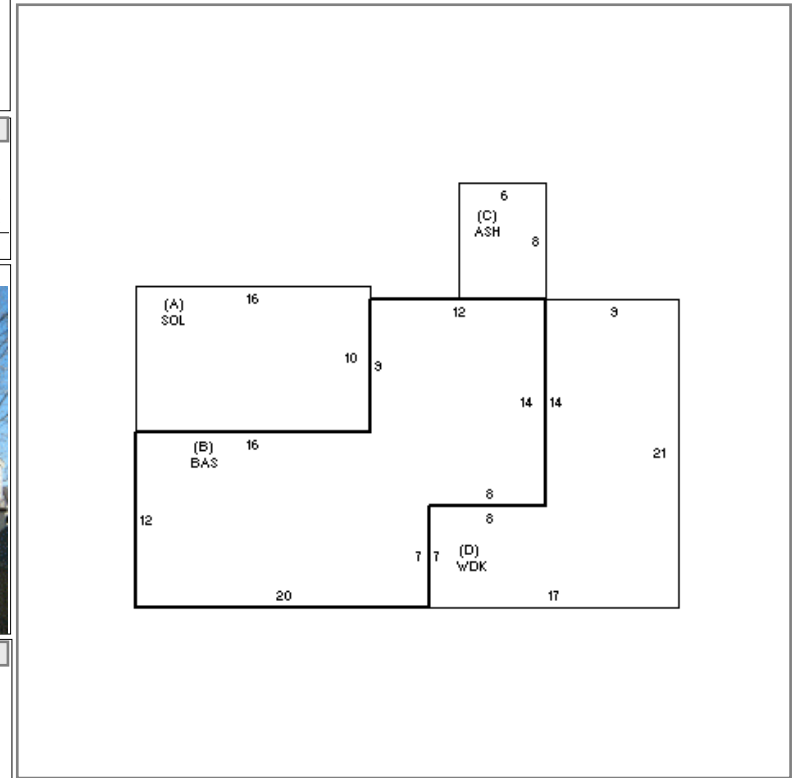
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	6,492	11	1.00	100	1.00	100	1.00	659,960	4.66	A	1.00	HCG	2.80				458,670

TOTAL	6,490 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	458,700	405,900			
Infl1	AVG		BUILDING	39,300	36,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	498,000	442,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 12	2007		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/7/2022	VER
STYLE	6	0.70	COTTAGE [100%]	REVIEW	11/7/2022	SL
QUALITY	M	0.75	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	388	DETAIL ADJ	1.000
\$NLA(RCN)	\$141	OVERALL	0.680
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	160		48.88	7,821
B	BAS	L	BASE AREA	388	1950	110.74	42,968
C	ASH	N	ATT SHED	48		12.68	608
D	WDK	N	WOOD DECK	245		13.21	3,236

TOTAL RCN	54,633	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		O
ELECT		O
EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$39,300	