

Key: 9368

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.584

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD PAUL V 225 SHAW AVE ABINGTON, MA 02351				43.3-75-0				7 MASSASOIT AVE EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD PAUL V				12/24/2014	F	1	28596-310				
LEONARD ROBERT R &				11/21/1994	N	55,000	9452-313				

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	%
16517	06/20/2016	12	CYCLICAL		04/05/2018	DB	100	100
950280	06/09/1995	3	ALT/RENO		05/03/2018	TL	100	100
		1	NEW CONSTRUC	90,000	06/24/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,300	11	1.00	100	1.00	100	1.00	942,800	2.60	A	1.00	HCE	4.00			691,710

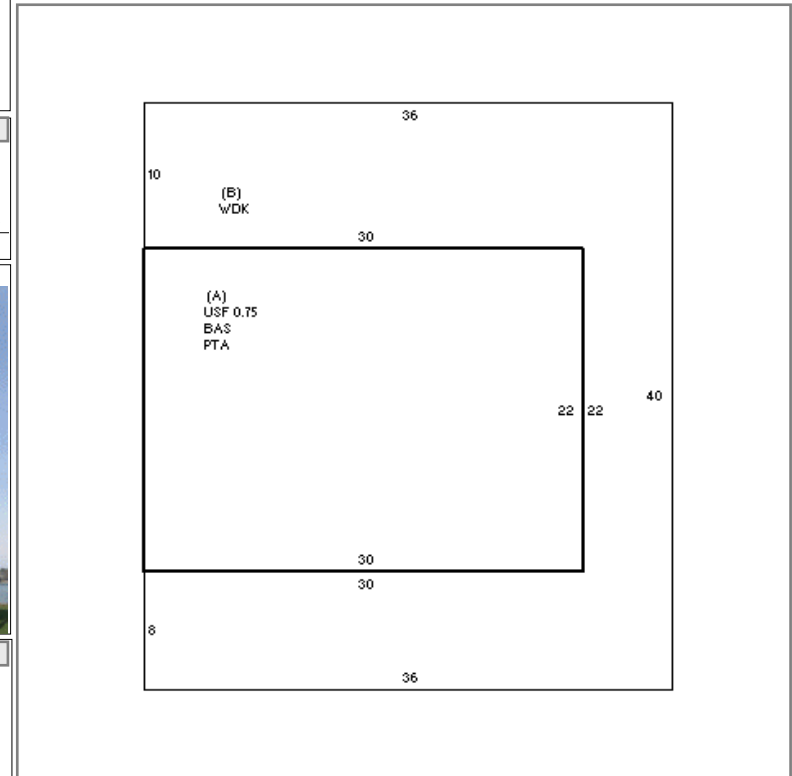
TOTAL	12,300 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	CONTIGUOUS TO UNBUILDABLE LOT 76; chapter 91 dock license expires 2031	LAND	691,700	619,800			
Infl1	AVG		BUILDING	214,800	190,100			
N_Index	AVG		DETACHED	56,000	53,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>962,500</b>	<b>863,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 20X24		480	38.49	13,900
PPD	V	1.30	10 0.90 3X55		165	235.56	35,000
FLD	V	1.30	10 0.90 10X10		100	78.52	7,100



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/3/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/13/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,155	DETAIL ADJ	1.000	FOUNDATION	6	ELEVATED	1.00	A	PTA	N	PATIO	660		16.24	10,721
\$NLA(RCN)	\$232	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	660	1995	246.42	162,640
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	495	1995	131.45	65,068
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	780		25.52	19,904
				FLOOR COVER	6	TILE	1.02		FIX	O	XTRA FIXTURES	4		2,544.03	10,176
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	268,509	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 1999 / 23		
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$214,800	