

Key: 9375

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.589

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TOWER ERIKA 24A PRESCOTT ST ARLINGTON, MA 02474				43.3-85-0				30 MASSASOIT AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TOWER ERIKA				09/09/2022	QS	550,000	35355-144					
COUGHLIN MARTIN J II ETUX				06/26/2015	QS	325,000	28968-279					
GAMBONE GERALD S ETUX				04/25/2005	QS	312,000	19755-327					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,700	11	1.00	100	671,745	5.27	05	0.95	BG-	3.00	463,320

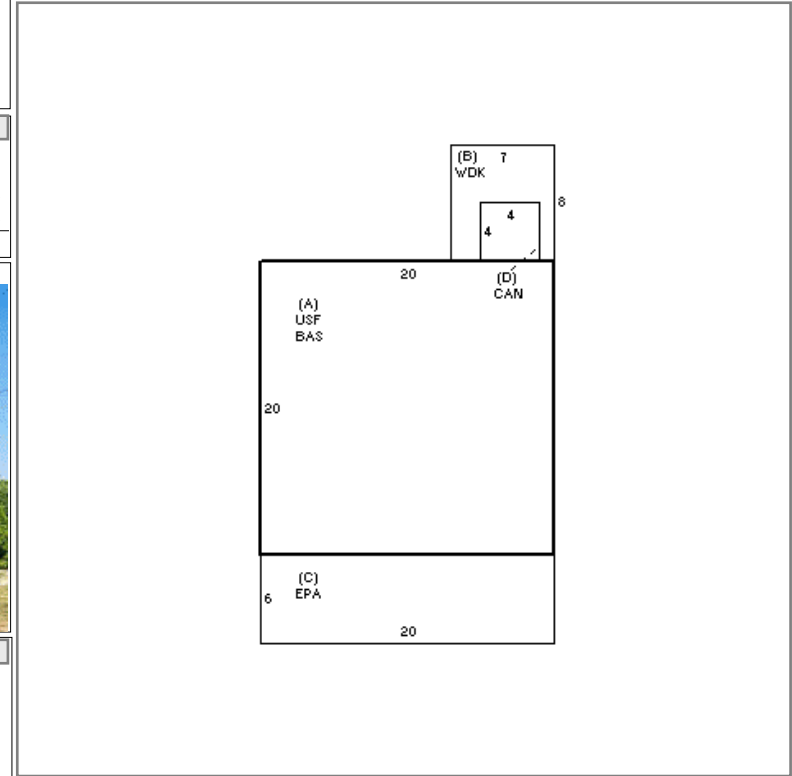
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17595	07/31/2017	3	ALT/RENO	6,000			100 100
0000	03/30/2015	13	OTHER		03/30/2015	DB	100 100
01101	03/05/2001	2	ADDITIONS	10,732	10/23/2001	TL	100 100
920054	02/10/1992	2	ADDITIONS	300	04/08/1993	JS	100 100
890180	04/10/1989	5	DEMOLITIONS		02/01/1990	RMD	100 100

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TOTAL	5,706 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	topo-marshland			LAND	463,300	410,100
Infl1	AVG		BUILDING	125,200	105,900			
N_Index	AVG		DETACHED	7,700	4,100			
			OTHER	0	0			
			TOTAL	596,200	520,100			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	10 X 16	160	53.31	7,700



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/28/2017	BC
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/8/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,457
NET AREA	800	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	400	1900	225.91	90,365	CONDITION ELEM	CD
\$NLA(RCN)	\$196	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	400	2001	114.48	45,791	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	56		55.83	3,126	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	120		85.59	10,271	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	CAN	N	CANOPY	16		16.06	257	BATHS	A
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,215.70	6,647	HEAT	A
				HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	2		1.00										
				ROOMS	5		1.00										
				BEDROOMS	2		1.00										
				BATHROOMS	1		1.00										
				FIXTURES	8		1.00										
				GARAGE CAPACITY	1		1.00										
				% BSMT FINISH	0		1.00										
				# OF HALF BATHS	1		1.00										
				# OF UNITS	1		1.00										
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$125,200