Key: 9453

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,671

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALBRO CARL STARCK & DONNA WOOD ALBRO TR ALBRO FAMILY TRUST 57 ESSEX CIRCLE UNIT 13 RAYNHAM, MA 02767	43.3-170-0	56 PEQUOT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALBRO CARL STARCK & DONNA	01/23/2015	F	100	28646-8
ALBRO CARL S ETUX	06/28/2012	F	100	26454-157
ALBRO CARL S &	11/26/2004	F	100	19283-327

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	%
990144	03/30/1999	3	ALT/RENO	8,450	11/16/1999	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	5,000	11 1.00	100 1.00	100 1.00	518,540	5.97	A 1.00	HCA 2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

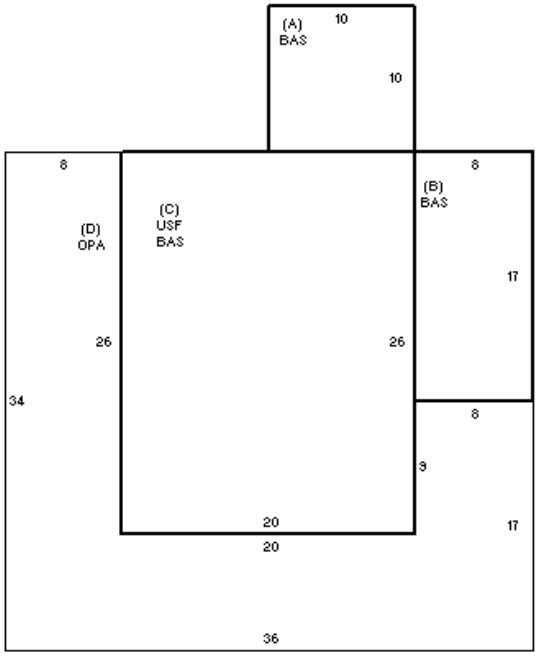
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	355,200	314,400
BUILDING	202,700	179,400
DETACHED	0	0
OTHER	0	0
TOTAL	**557,900**	**493,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 09/08/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/24/2017	TL
LIST	8/24/2017	TL
REVIEW	9/11/2018	TL

YEAR BLT	1908	SIZE ADJ	1.015
NET AREA	1,276	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	756	1908	217.74	164,612
C	USF	L	UPPER STORY FIN	520	1908	116.15	60,398
D	OPA	N	OPEN PORCH	568		62.12	35,287
	FIX	O	XTRA FIXTURES	1		2,248.40	2,248
	MST	O	MAS/METAL STACK	1		4,212.90	4,213

TOTAL RCN	266,759

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$202,700