

Key: 9457

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.675

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOODS PATRICK J TR OF 15 C/O PENTORE JOHN & 58 TAYLOR AVE NEEDHAM, MA 02494				43.3-179-0				15 NAUMKEAG AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PENTORE JOHN & WOODS PATRICK J TR OF 15 WOODS PATRICK				10/30/2023	V	1,315,000	36061-232				
				06/04/1993	F	1	8610-176				
				06/04/1993	QS	105,000	N/A-N/A				

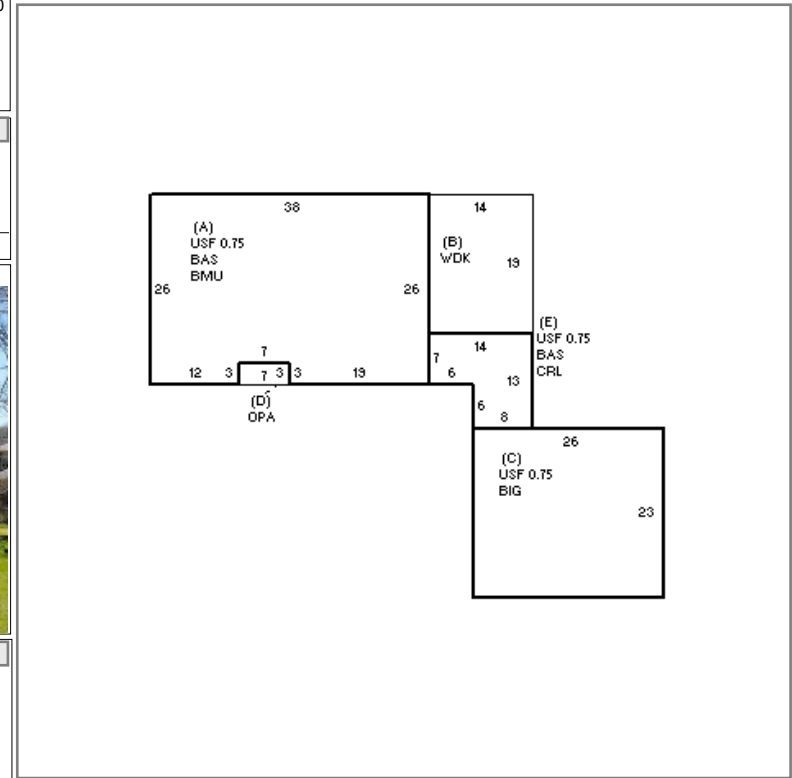
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960064 SS24-6	03/07/1996	1 11	NEW CONSTRUC SPLITS/SUBS	140,000	01/02/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	8,305	11	1.00	100	1.00	100	1.00	518,540	3.71	A	1.00	BA- 2.20	366,640
200	A	0.098	11	1.00	100	1.00	100	1.00	282,600	1.00	A	1.00	BG- 3.00	27,690

TOTAL	12,580 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E OBSTRUCTED VIEW / lot 3 from plan bk 702 pg 47 was created from split from map 43.3 parcel 180. lot 3 has been merged with 15 Naumkeag for tax purposes.	LAND	394,300	322,000			
Infl1	AVG		BUILDING	445,100	388,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	839,400	710,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/06/2023



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/11/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/6/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,420		
NET AREA	2,396	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	967		43.10	41,676	CONDITION ELEM	CD		
\$NLA(RCN)	\$232	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,113	1996	226.88	252,518	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,283	1996	122.88	157,652	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	266		30.61	8,142	KITCHEN	A		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	BIG	N	BUILT-IN GARAGE	598		92.66	55,414	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	21		112.39	2,360	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	CRL	N	BSMT CRAWL	146		40.49	5,912	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,411.20	10,411					
				USE	0		1.00	FIX	O	XTRA FIXTURES	7		2,516.90	17,618					
								MST	O	MAS/METAL STACK	1		4,716.90	4,717					
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$445,100