

Key: 9463

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.681

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCHECHTER HARRY ETUX MICHELLE KEEFE 19 GORDON RD NEEDHAM, MA 02492				43.3-185-0				20 PEQUOT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCHECHTER HARRY ETUX				04/14/2016	U	410,000	29578-139				
SWEPT AWAY PROPERTIES, LL				03/17/2011	F	10	25323-343				
MCGRATH JASON ET UX				10/18/2010	QS	380,000	24917-199				

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	%
16444	06/03/2016	9	DECK		07/27/2017	BC	100	100
16220	03/29/2016	3	ALT/RENO	100	07/27/2017	BC	100	100
13806	11/18/2013	6	FENCE		12/11/2013		100	100
12336	05/21/2012	2	ADDITIONS	10,000	07/31/2013	DB	100	100

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	1.00	518,540	5.97	A	HCA	2.20	355,230

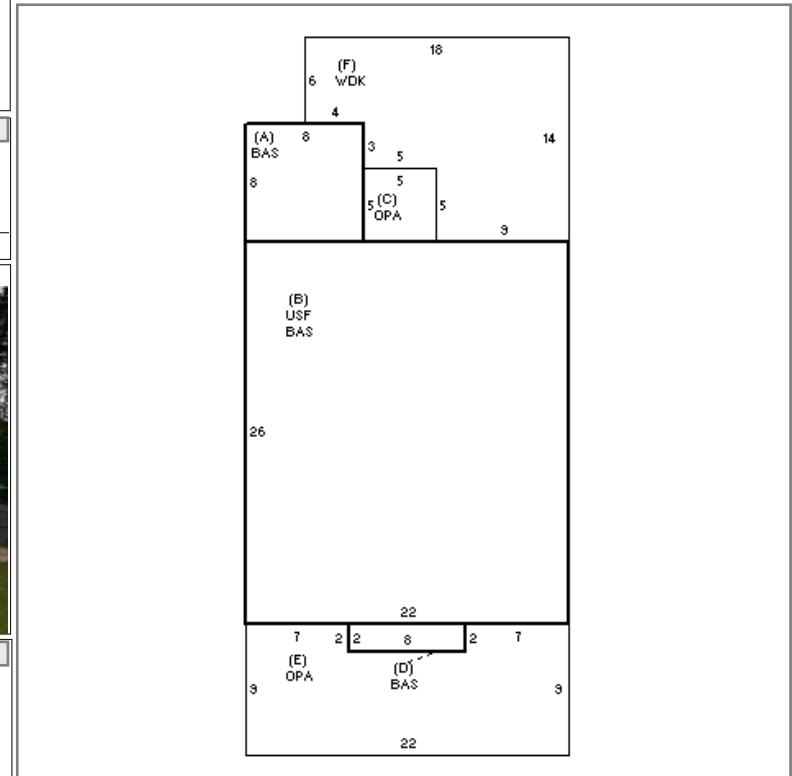
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N flood insurance transferable @\$3,200 year; average rental rate \$1,800 weekly .. 07/2017; sale on 4/14/2016 is coded O; substantial renos to hse betwn sale date & assesmnt date	LAND	355,200	314,400			
Infl1	AVG		BUILDING	195,400	172,900			
N_Index	AVG		DETACHED	9,000	8,600			
			OTHER	0	0			
			TOTAL	559,600	495,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80	10 X 24	240	46.93	9,000



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2017	BC
MODEL	1		RESIDENTIAL	LIST	7/8/2009	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/27/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,224	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	652	1930	213.55	139,238
\$NLA(RCN)	\$200	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	572	1930	113.92	65,161
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	207		60.93	12,612
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	WDK	N	WOOD DECK	195		36.21	7,062
				FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 1OP	1		9,120.00	9,120	
				INT. FINISH	3	WOOD PANEL	0.98	FIX	O	XTRA FIXTURES	5		2,204.78	11,024	
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	1.00
# OF UNITS	1	1.00

TOTAL RCN	244,216
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
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	\$195,400