

Key: 9500

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.722

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION								
CONGDON GERALD S 172 SKYLINE DR ACTON, MA 01720				43.3-229-0				46 SACO AVE								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
CONGDON GERALD S				10/31/2013	O	668,000	27796-312									
ERAMO MICHAEL E				10/31/2013	F		27796-309-11									
ERAMO MICHAEL E ETUX				01/28/2010	QS	586,000	24332-81									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	2,900	11	1.00	100	1.00	100	1.00	942,800	10.08	A	1.00	BGD	4.00		632,700

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	%
E-21-167	03/05/2021	3	ALT/RENO	2,000	07/06/2022	SL	100	100
B-20-177	07/07/2020	3	ALT/RENO	50,000	07/06/2022	SL	100	100
16440	05/31/2016	3	ALT/RENO	10,000	02/14/2018	TL	100	100
14448	06/12/2014	9	DECK	15,000	02/14/2018	TL	100	100
14340	05/12/2014	15	INSULATE/WEA	1,500	05/12/2014	TL	100	100

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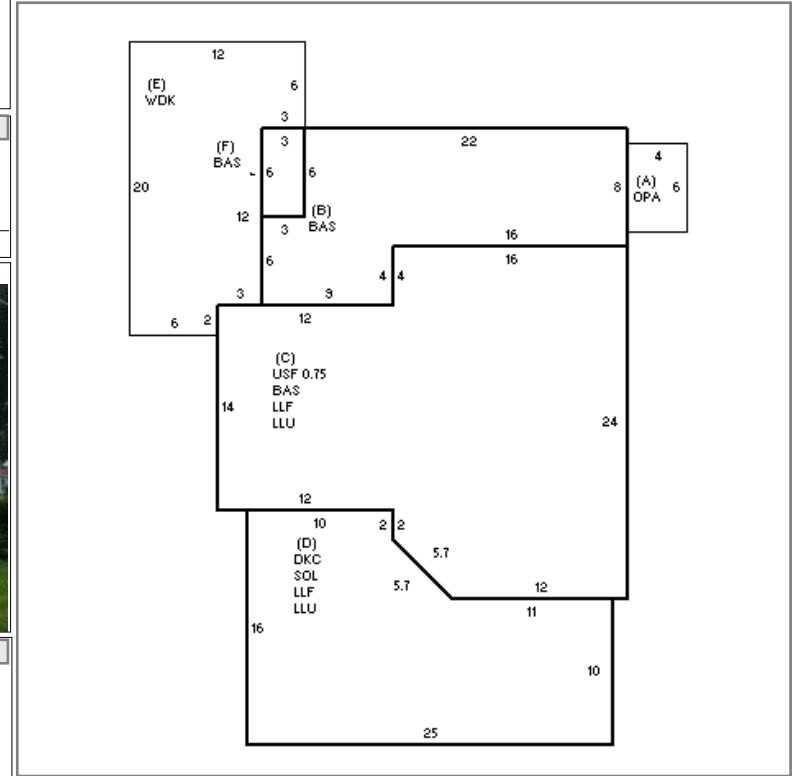
TOTAL	2,919 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE waterviews of Hen's Cove from most windows	LAND		632,700	560,000		
Infl1	AVG		BUILDING		399,200	356,900		
N_Index	AVG		DETACHED		0	0		
		OTHER		0	0			
		TOTAL		1,031,900	916,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 07/06/2022

BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	7/6/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/6/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/6/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1906	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,318			
NET AREA	2,050	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	24		109.37	2,625					
\$NLA(RCN)	\$199	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	762	1906	237.26	180,792					
				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	862		36.85	31,767					
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	LLF	L	LOWER LEVEL FIN	862	2014	62.72	54,062					
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	408	1906	126.56	51,637					
				INT. FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	318		99.19	31,544					
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	DKC	N	DECK-COMPOSITE	318		72.22	22,967					
				FUEL SOURCE	2	GAS	1.00	E	WDC	N	WOOD DECK	192		40.23	7,725					
				USE	0		1.00	F	BAS	L	BASE AREA	18	2021	237.27	4,271					
									F21	O	FPL 2S 1OP	1		10,132.30	10,132					
									FIX	O	XTRA FIXTURES	4		2,449.40	9,798					
																EFF.YR/AGE	2017 / 5			
																COND	2	2 %		
																FUNC	0			
																ECON	0			
																DEPR	2	% GD	98	
																RCNLD				\$399,200