

Key: 9550

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.773

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SEYMOUR KATHRYN L & SERGIO TEJADA 25 NORTHERN AVENUE #706 BOSTON, MA 02210				43.4-4-0				80 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEYMOUR KATHRYN L				11/21/2017	QS	350,000	30914-327				
BRUCE MARK E ETUX				04/27/2007	QS	339,000	21975-278				
ERRICKSON KATHLEEN T					XX		01218-00409				

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 %
EXB-22-764	11/16/2022	3	ALT/RENO	10,000	03/16/2023	SL	100 100
EXB-22-423	07/12/2022	3	ALT/RENO	11,600	03/16/2023	SL	100 100
12377	06/06/2012	4	DETACH.STRUC	150	07/09/2012		100 100
960371	08/08/1996	9	DECK	1,685	09/22/1997	JC	100 100

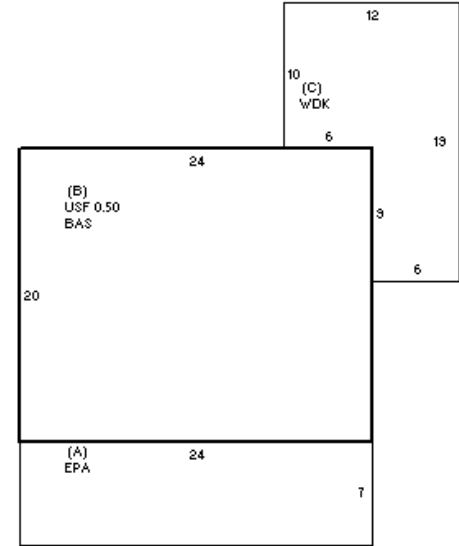
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,450	11	1.00	100	1.00	100	1.00	518,540	5.50	A	1.00	BA-	2.20			356,790

TOTAL	5,445 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	356,800	315,800			
Infl1	AVG		BUILDING	128,800	114,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	485,600	429,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/16/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/16/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	720	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.070

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	168		80.54	13,530
B	BAS	L	BASE AREA	480	1930	236.99	113,753
B	USF	L	UPPER STORY FIN	240	1930	120.09	28,822
C	WDK	N	WOOD DECK	174		38.17	6,642
	FIX	O	XTRA FIXTURES	1		2,324.70	2,325
	MST	O	MAS/METAL STACK	1		4,355.80	4,356

TOTAL RCN	169,428
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	\$128,800