Key: 9591

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,817

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOLIND STEVEN E & LAURA J MOLIND 34 HIGHLAND ST MIDDLEBORO, MA 02346	43.4-49-0	9-9B SACO AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOLIND STEVEN E &	01/04/2021	QS	620,000	33641-17
SACO HOUSE LLC	11/13/2018	F	1	31658-277
FARIA ABRAM A &	06/22/2016	F	1	29745-24

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-339	02/16/2023	9	DECK	15,000			0	0
EXB-21-889	12/02/2021	3	ALT/RENO	14,100			100	100
12362	06/05/2012	9	DECK	3,000	01/07/2015	TL	100	100
990277	05/24/1999	3	ALT/RENO	3,500	11/18/1999	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	10,000	11 1.00	100 1.00	100 1.00	518,540	3.13	A 1.00	BA- 2.20			372,500

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

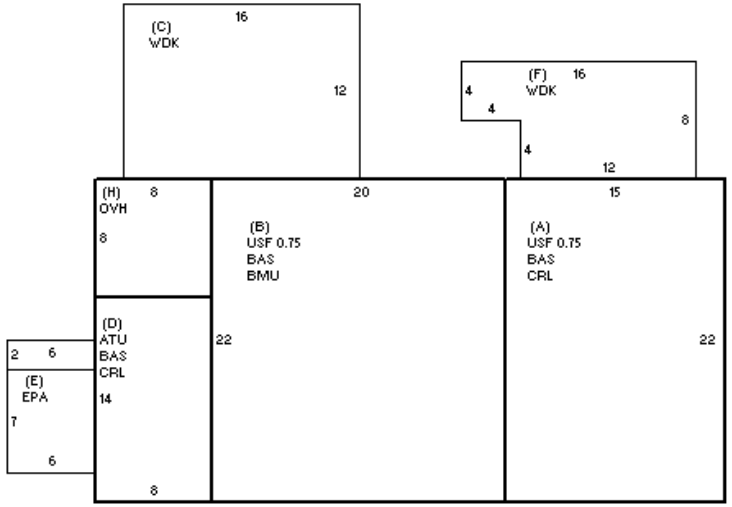
NOTE: FORMER TWO FAMILY; PCL 50 COMBINED W/ PCL 49 FOR FY2001

ASSESSED	CURRENT	PREVIOUS
LAND	372,500	329,700
BUILDING	251,700	222,700
DETACHED	1,500	1,500
OTHER	89,500	79,200
TOTAL	**715,200**	**633,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	F 0.60	10 X 16		160	15.95	1,500

PHOTO 01/22/2015



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	5/27/2021	RP
LIST	5/27/2021	EST
REVIEW	5/27/2021	RP

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,524	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	442		27.50	12,156
+	BAS	L	BASE AREA	882	1930	212.31	187,253
+	USF	L	UPPER STORY FIN	578	1930	117.80	68,089
B	BMU	N	BSMT UNFINISHED	440		49.28	21,684
+	WDK	N	WOOD DECK	304		22.87	6,951
D	ATU	N	ATTIC UNF	112		45.25	5,068
E	EPA	N	ENCLOSED PORCH	42		122.69	5,153
G	CAN	N	CANOPY	12		16.59	199
H	OVH	L	OVERHANG	64	1930	193.88	12,408
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840
	KIT	O	EXTRA KITCHEN	1		5,377.60	5,378

TOTAL RCN	331,179

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			$251,700

Key: 9591

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,818

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOLIND STEVEN E & LAURA J MOLIND 34 HIGHLAND ST MIDDLEBORO, MA 02346	43.4-49-0	9-9B SACO AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

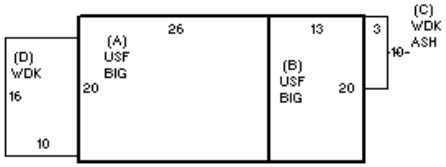
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	89,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/24/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/27/2021	RP
LIST	5/27/2021	EST
REVIEW	5/27/2021	RP

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	780	DETAIL ADJ	1.000
$NLA(RCN)	$151	OVERALL	0.740

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	520		59.18	30,773
+	USF	L	UPPER STORY FIN	780	1920	82.07	64,016
B	BIG	N	BUILT-IN GARAGE	260		66.83	17,376
C	ASH	N	ATT SHED	30		18.77	563
+	WDK	N	WOOD DECK	190		26.40	5,016

TOTAL RCN 117,745

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 $89,500