Key: 9604

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,829

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOSTER PETER 5 ELWELL RD JAMAICA PLAIN, MA 02130	43.4-62-0	11 QUAIL HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOSTER PETER	12/28/2021	QS	435,000	34789-136
HOUSTON JAMES A		XX		04265-00014

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,300	11 1.00	100 1.00	100 1.00	424,260	2.28	A 1.00	R09 1.80			316,910

TOTAL	14,288 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

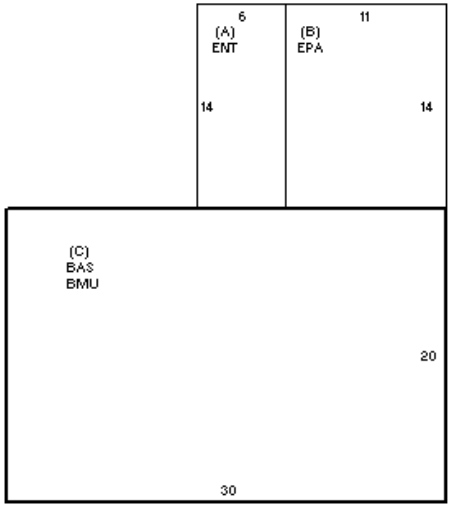
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	316,900	257,100
BUILDING	136,800	121,100
DETACHED	800	800
OTHER	0	0
TOTAL	**454,500**	**379,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	30 0.70	8X12		96	12.07	800

PHOTO 06/16/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/16/2022	RP
LIST	6/16/2022	EST
REVIEW	6/16/2022	RP

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	600	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	0.990

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	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCLOSED ENTRY	84		60.67	5,097
B	EPA	N	ENCLOSED PORCH	154		74.52	11,475
C	BMU	N	BSMT UNFINISHED	600		46.48	27,890
C	BAS	L	BASE AREA	600	1950	219.27	131,560
	MST	O	MAS/METAL STACK	1		4,030.10	4,030

TOTAL RCN	180,052

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		$136,800