Key: 9623

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,848

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IRVING RICHARD TRUST (1/2 INT) TAMAR IRVING TRUST (1/2 INT) 235 COMMON ST DEDHAM, MA 02026	43.4-87-0	12 PROSPECT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IRVING RICHARD TRUST (1/2	09/27/2021	F	1	34506-342
IRVING RICHARD S ETUX	02/24/2012	F		26105-120
IRVING RICHARD S ETUX	01/26/2012	A	250,000	26030-143

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

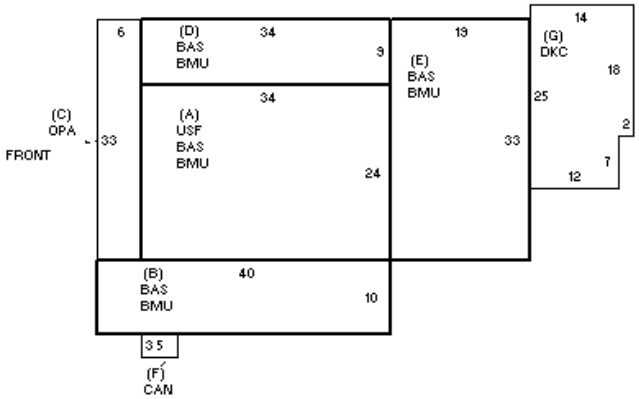
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-436	11/30/2021	9	DECK	5,000			0	0
19474	05/29/2019	14	SOLAR	42,186			100	100
16188	03/21/2016	6	FENCE	1,200	07/10/2016	TL	100	100
15301	04/29/2015	1	NEW CONSTRUC	473,000	07/10/2016	TL	100	100
15185	04/03/2015	5	DEMOLITIONS	10,000	01/12/2016	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	11 1.00	100 1.00	100 1.00	518,540	2.18	A 1.00	BA- 2.20			389,760

TOTAL	15,000 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	389,800	345,000
BUILDING	751,400	671,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,141,200**	**1,016,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/12/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/11/2016	TL
LIST	7/11/2016	TL
REVIEW		

YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	2,965	DETAIL ADJ	1.000
$NLA(RCN)	$264	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	1	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	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	2,149		36.03	77,435
+	BAS	L	BASE AREA	2,149	2015	215.52	463,147
A	USF	L	UPPER STORY FIN	816	2015	134.99	110,155
C	OPA	N	OPEN PORCH	198		81.96	16,228
F	CAN	N	CANOPY	15		19.39	291
G	DKC	N	DECK-COMPOSITE	336		78.74	26,456
	BGF	N	BSMT GOOD FINIS	816		55.96	45,663
	BMG	O	BSMT GARAGE	1		8,938.50	8,939
	FIX	O	XTRA FIXTURES	11		2,670.56	29,376
	MST	O	MAS/METAL STACK	1		5,004.70	5,005

TOTAL RCN	782,694

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2015 / 7		
COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD			$751,400