

Key: 9743

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.977

LEGALS

| CURRENT OWNER   |   |          |      |       |         |          |     | PARCEL ID                              |         |      |            | LOCATION  |     |      |  |  |         |
|---|---|----------|------|-------|---------|----------|-----|--|---------|------|------------|---|-----|------|--|--|---------|
| <b>THERRIAN KURT ETUX</b><br><b>LINDA A THERRIAN</b><br><b>29 RICE AVE</b><br><b>POCASSET, MA 02559</b> |   |          |      |       |         |          |     | <b>44.1-31-0</b><br><b>29 RICE AVE</b> |         |      |            | <b>29 RICE AVE</b><br>DOS T SALE PRICE BK-PG (Cert)<br>THERRIAN KURT ETUX 11/14/2013 H 220,000 27821-296+7<br>PARSONS AL L 08/09/2012 F 1 26572-164/5<br>PARSONS FRANCES C 03/09/1979 F 1 2883-10 |     |      |  |  |         |
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo                                   | Lpi     | VC   | CREDIT AMT | ADJ VALUE   |     |      |  |  |         |
| 100   | S | 20,120   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00                                   | 282,840 | 1.70 | A          | 1.00  | PAV | 1.20 |  |  | 222,230 |

LAND

| TOTAL   | 20,125 SF | ZONING | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND         | 222,200        | 196,700        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 371,200        | 328,500        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 0              | 0              |          |         |          |
|         |           |        | OTHER        | 0              | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>593,400</b> | <b>525,200</b> |          |         |          |

DETACHED

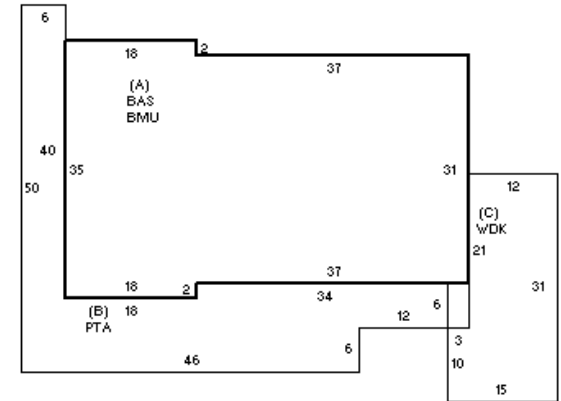
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 10/03/2001 |
|----|------|------|----------|----|-------|-----------|-------|-------|------------|
|    |      |      |          |    |       |           |       |       |            |

BUILDING

| BUILDING | CD | ADJ  | DESC             | MEASURE | 10/3/2001 | TL  |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL      | LIST    | 10/3/2001 | TLV |
| STYLE    | 1  | 0.95 | RANCH [100%]     | REVIEW  | 10/3/2001 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%] |         |           |     |
| FRAME    | 2  | 1.00 | MASONRY [100%]   |         |           |     |

| YEAR BLT   | 1976  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 482,104 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,777 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,777 |      | 34.28     | 60,909  |           |         |
| \$NLA(RCN) | \$271 | OVERALL    | 1.090 | EXT COVER       | 12 | BRICK VENEER   | 1.10 | A | BAS | L | BASE AREA       | 1,777 | 1976 | 204.74    | 363,816 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | PTA | N | PATIO           | 816   |      | 15.72     | 12,826  |           |         |
|            |       |            |       | ROOF COVER      | 3  | ASBESTOS SHIN  | 1.00 | C | WDK | N | WOOD DECK       | 402   |      | 24.69     | 9,926   |           |         |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.02 |   | BMG | O | BSMT GARAGE     | 1     |      | 8,239.60  | 8,240   |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 9,268.40  | 9,268   |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | F12 | O | FPL 1S 2OP      | 1     |      | 9,733.10  | 9,733   |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,461.77  | 7,385   |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| 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 | %   |
| 13870  | 12/12/2013 | 3             | ALT/RENO | 7,000  |            |    |     |     |
| 200553 | 09/08/2000 | 3             | ALT/RENO | 5,100  | 10/03/2001 | TL | 100 | 100 |



| BLDG COMMENTS |
|---------------|
|               |

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

| EFF.YR/AGE | 1996 / 26  |
|------------|------------|
| COND       | 23 23 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 23 % GD 77 |

| RCNLD | \$371,200 |
|-------|-----------|
|-------|-----------|