

Key: 9770

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.004

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OSTRANDER MELISSA & HIRAM OSTRANDER 710 PARK ST STOUGHTON, MA 02072				44.1-68-0				128 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OSTRANDER MELISSA & SCOTT MELISSA J				09/16/2020	F		1 33263-52				
				01/27/2006	H		20691-213				
SCOTT MELISSA J &				10/26/2004	F		1 19173-312				

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-20-412 20104	10/31/2020	3	ALT/RENO	10,000	04/21/2021	TL	100	100
	02/03/2020	3	ALT/RENO	17,999			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,000	11	1.00	100	1.00	100	1.00	318,195	3.84	A	1.00	PGD	1.35				224,340

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	224,300	183,800
Infl1	AVG		LAND	158,600	140,300			
N_Index	AVG		DETACHED	0	0			
					OTHER	0	0	
						TOTAL	382,900	324,100

DETACHED

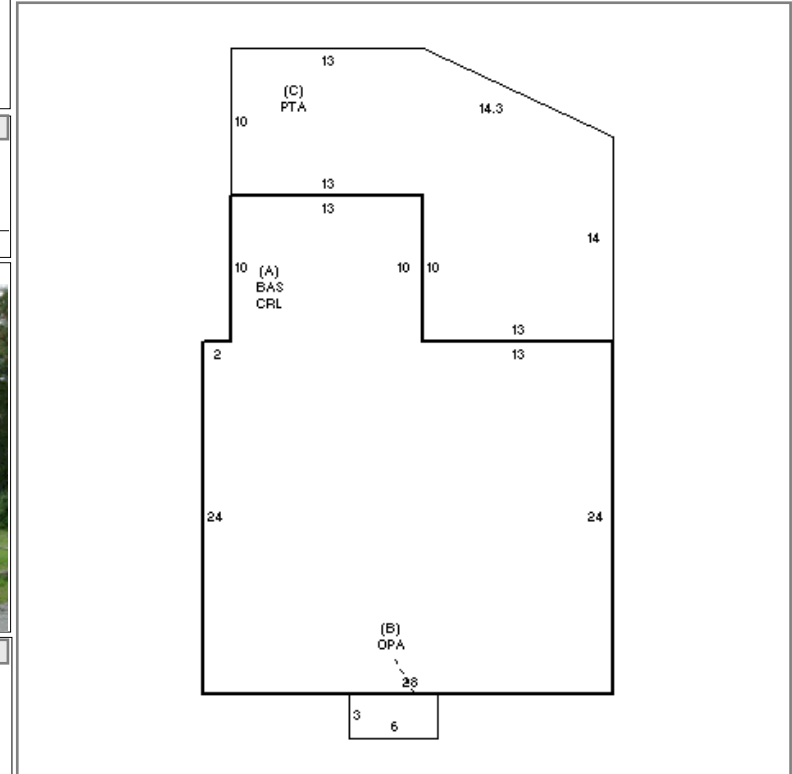
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12			0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/7/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/21/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	802	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	802		19.72	15,815
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	802	1950	192.16	154,110
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	18		92.11	1,658
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	351		13.18	4,625
FLOOR COVER	35	W/W-VINYL	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	176,208
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$158,600