

Key: 9946

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.179

LEGAL

LAND

DETACHED

BUILDING

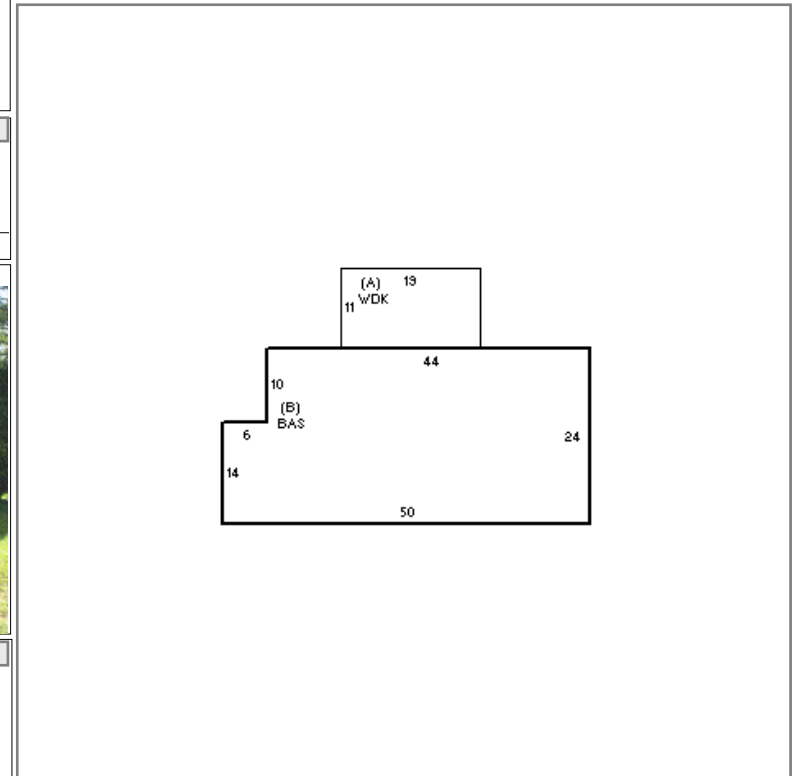
CURRENT OWNER				PARCEL ID				LOCATION			
THEODOS DIANA M 205 CHARLES DR TEWKSBURY, MA 01876				44.2-107-0				18 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THEODOS DIANA M				09/04/2015	F	10 29119-269		21207-24			
THEODOS DIANA M				07/24/2006	N			12526-50			
LUND DAGNY I				09/08/1999	F						

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	%
20221	03/06/2020	15	INSULATE/WEA	7,000			100	100
04712	09/17/2004	3	ALT/RENO	17,250	08/27/2008	TL	100	100
900483	09/11/1990	3	ALT/RENO	4,200	11/15/1991	HS	100	100
		13	OTHER				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,500	11	1.00	100	1.00	100	1.00	PEX	1.45		242,100

TOTAL	8,494 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE sandy beach on marsh	LAND	242,100	214,300			
Infl1	AVG		BUILDING	194,700	172,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		436,800	386,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2016	DB
MODEL	1		RESIDENTIAL	LIST	10/29/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/29/2016	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,350
NET AREA	1,140	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	WDK	N	WOOD DECK	209		27.33	5,711		
\$NLA(RCN)	\$213	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	1,140	1952	202.54	230,898		
				ROOF SHAPE	1	GABLE	1.00		FIX	O	XTRA FIXTURES	3		2,247.00	6,741		
				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										
CAPACITY		UNITS	ADJ														
STORIES	1	1.00															
ROOMS	5	1.00															
BEDROOMS	3	1.00															
BATHROOMS	1	1.00															
FIXTURES	8	1.00															
GARAGE CAPACITY	0	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$194,700