Key: 9986

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,217

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOULANGER LINDA **100 REDGATE ROAD** **TEWKSBURY, MA 01876-1525**	**44.3-14-0**	**21 CLUBHOUSE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOULANGER LINDA	06/25/2002	F		(113016)
GAY PETER A &	12/15/1987	QS	180,000	(113016)

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	%
08431	08/14/2008	3	ALT/RENO		06/17/2009		100	100
03367	06/11/2003	3	ALT/RENO	26,000	07/30/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,638	11 1.00	100 1.00	100 1.00	271,055	1.60	A 1.00	R08 1.15			215,710

TOTAL	21,649 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

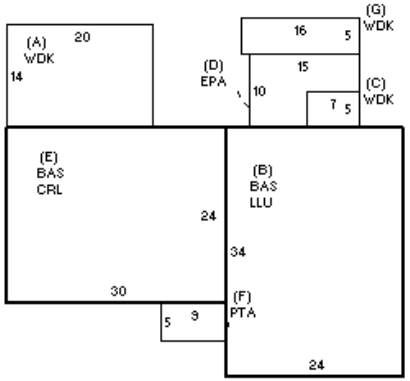
NOTE: 9/10/02 should pick up for p.p. fy2003. registered in tewksbury, see 628-02.

ASSESSED	CURRENT	PREVIOUS
LAND	215,700	182,600
BUILDING	308,100	272,700
DETACHED	0	0
OTHER	0	0
TOTAL	**523,800**	**455,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 07/31/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2023	SL
LIST	9/28/2023	EST
REVIEW	9/28/2023	SL

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	395		20.93	8,266
B	LLU	N	LOWER LEVEL UNF	816		31.39	25,613
+	BAS	L	BASE AREA	1,536	1985	179.73	276,066
D	EPA	N	ENCLOSED PORCH	150		80.60	12,090
E	CRL	N	BSMT CRAWL	720		25.17	18,121
F	PTA	N	PATIO	45		15.04	677
	LLF	L	LOWER LEVEL FIN	288	1985	68.77	19,807
	BMG	O	BSMT GARAGE	2		6,983.30	13,967
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	6		2,086.43	12,519

TOTAL RCN	394,979

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$308,100