

Key: 10207

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.441

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
BERKMAN RONDA BARBARA TR OF 69 SPRUCE DR RE TRUST 4 CHARLOTTE RD NEWTON CENTRE, MA 02459-1708		47.1-63-0	69 SPRUCE DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BERKMAN RONDA BARBARA TR		01/06/2000	X		12767-69	
BERKMAN RONDA BARBARA		06/24/1992	F		1 08082-00113	
BERKMAN RONDA BARBARA			XX		N/A-N/A	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17174	03/14/2017	3	ALT/RENO	25,000	05/30/2018	BC	100	100
960175	05/06/1996	3	ALT/RENO	4,500	09/24/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,970	11	1.00	100	1.00	100	1.00	942,800	1.64	A	1.00	BGD	4.00			746,110

TOTAL	20,952 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Unobstructed view	LAND	746,100	660,300			
Infl1	AVG		BUILDING	160,000	141,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	25,100	22,200			
		TOTAL		931,200	824,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2018	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,272	DETAIL ADJ	1.000
\$NLA(RCN)	\$166	OVERALL	0.740
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	240		19.45	4,669
B	CRL	N	BSMT CRAWL	1,272		13.39	17,033
B	BAS	L	BASE AREA	1,272	1950	141.19	179,598
	F11	O	FPL 1S 1OP	1		6,022.30	6,022
	FIX	O	XTRA FIXTURES	2		1,599.45	3,199

TOTAL RCN	210,521
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$160,000

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

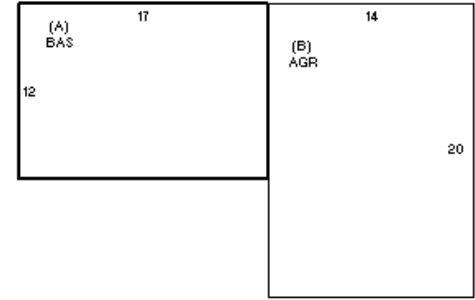
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	25,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/16/2018



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2018	TL
STYLE	18	0.65	CABIN [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	204	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$160	OVERALL	0.510	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	2	HIP	1.02
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	2	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	1	1.00		INT. FINISH	5	OTHER	1.00
BATHROOMS	0	1.00		HEATING/COOLING	13	NONE	0.80
BATHROOMS	0	1.00		FUEL SOURCE	8	NONE	1.00
FIXTURES	4	1.00		USE	0		1.00
GARAGE CAPACITY	1	1.00					
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

BLDG COMMENTS									
S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	32,558
A	BAS	L	BASE AREA	204	1974	110.74	22,591	CONDITION ELEM CD	
B	AGR	N	ATT GARAGE	280		35.60	9,967	EXTERIOR	A
								INTERIOR	A
								KITCHEN	
								BATHS	A
								HEAT	
								ELECT	
EFF.YR/AGE		1996 / 26							
COND	23	23 %							
FUNC	0								
ECON	0								
DEPR	23	% GD						77	
RCNLD								\$25,100	

BUILDING