Key: 10230

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.465

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STOWERS GLENN J 153 WASHINGTON ST E WALPOLE, MA 02032	47.1-87-0	45 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STOWERS GLENN J	06/07/2010	QS	420,000	24601-101
ARMS TODD SUTTON &	04/14/2000	QS	282,000	12948-181
ERICSON JON ERIC &	04/30/1993	QS	155,000	8550-022

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	%
12043	01/18/2012	3	ALT/RENO	21,500	02/27/2015		100	100
960100	04/01/1996	2	ADDITIONS	20,000	09/24/1997	JC	100	100
940361	08/10/1994	9	DECK	2,145	01/27/1995	JS	100	100
920404	07/22/1992	4	DETACH.STRUC	1,080	04/28/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,850	11 1.00	100 1.00	100 1.00	518,540	2.69	A 1.00	BA- 2.20			378,880

TOTAL	11,848 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

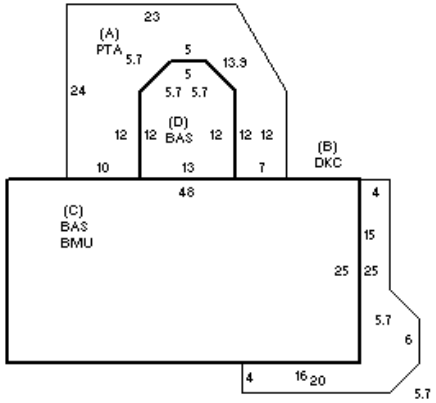
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	378,900	335,300
BUILDING	320,300	246,500
DETACHED	16,900	13,500
OTHER	0	0
TOTAL	**716,100**	**595,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 32		512	29.72	13,700
PTD	A 1.00	10 0.90	0		1,024	3.53	3,200
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 09/07/2023



BUILDING

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

MEASURE	9/7/2023	SL
LIST	9/7/2023	EST
REVIEW	9/7/2023	SL

BLDG COMMENTS

YEAR BLT	1946	SIZE ADJ	1.015
NET AREA	1,392	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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
FOUNDATION	4	FLR/WALL(FULL)	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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	486		13.94	6,774
B	DKC	N	DECK-COMPOSITE	220		64.37	14,161
C	BMU	N	BSMT UNFINISHED	1,200		37.38	44,859
C	BAS	L	BASE AREA	1,200	1946	192.71	231,251
D	BAS	L	BASE AREA	192	1997	192.71	37,001
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184

TOTAL RCN	344,449

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$320,300