

Key: 10637

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.895

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLOOD JOHN R JR TR BLOOD NOMINEE TRUST 638 EAST ST WEST BRIDGEWATER, MA 02379-1826				50.0-94-0				62 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLOOD JOHN R JR TR				08/01/1994	F		1 9304-261				

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	%
12032	01/12/2012	3	ALT/RENO	4,500	04/04/2012			100
05787	11/10/2005	3	ALT/RENO	13,902	05/25/2007	TL		100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.242	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		15,780

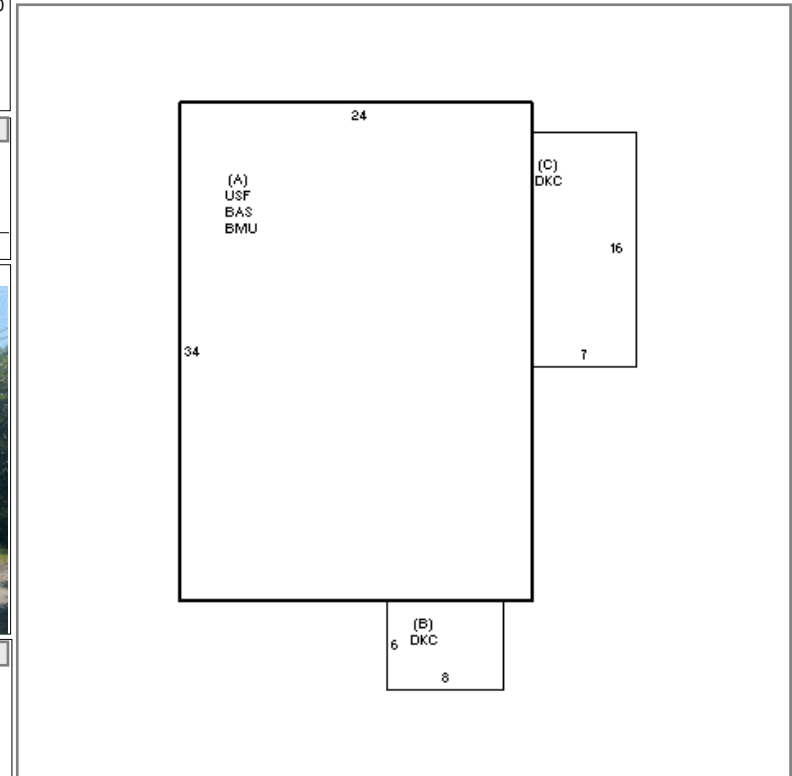
TOTAL	1.160 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	881,400	780,000
Infl1	AVG					BUILDING	282,000	249,500
N_Index	AVG					DETACHED	26,400	25,000
						OTHER	0	0
						TOTAL	1,189,800	1,054,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90		672	41.10	24,900
SHF	A	1.00	A 0.75		120	16.42	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2021	TL
MODEL	1		RESIDENTIAL	LIST	8/26/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		2	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	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		41.38	33,764
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1974	225.02	183,618
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1974	122.16	99,679
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	160		71.25	11,400
FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,995.90	9,996
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,416.43	9,666
HEATING/COOLING	5	ELECTRIC BB	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
USE	0		1.00								

TOTAL RCN	348,122	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$282,000	