

Key: 10754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.028

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TIERNEY PAUL S TR PCST REALTY TRUST 17 FAIRWAY POINTE RD EAST FALMOUTH, MA 02536				51.0-40-0				1355 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TIERNEY PAUL S TR				01/08/2003	QS	400,000	16209-125				
BALLENTINE STEPHEN ETALS				04/18/2002	K	700,000	15060-303				
NIXON JAMES J &				01/15/1997	G	237,500	10570-314				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
11558	09/22/2011	3	ALT/RENO	3,000	09/11/2012	JB	0 100
01292	05/22/2001	7	SIGN	200	06/11/2001	TL	100 100
200725	11/10/2000	2	ADDITIONS	1,600	06/11/2001	TL	100 100
200464	07/31/2000	3	ALT/RENO	78,000	06/11/2001	TL	100 100
970061	02/07/1997	2	ADDITIONS	50,000	01/05/1998	JC	100 100

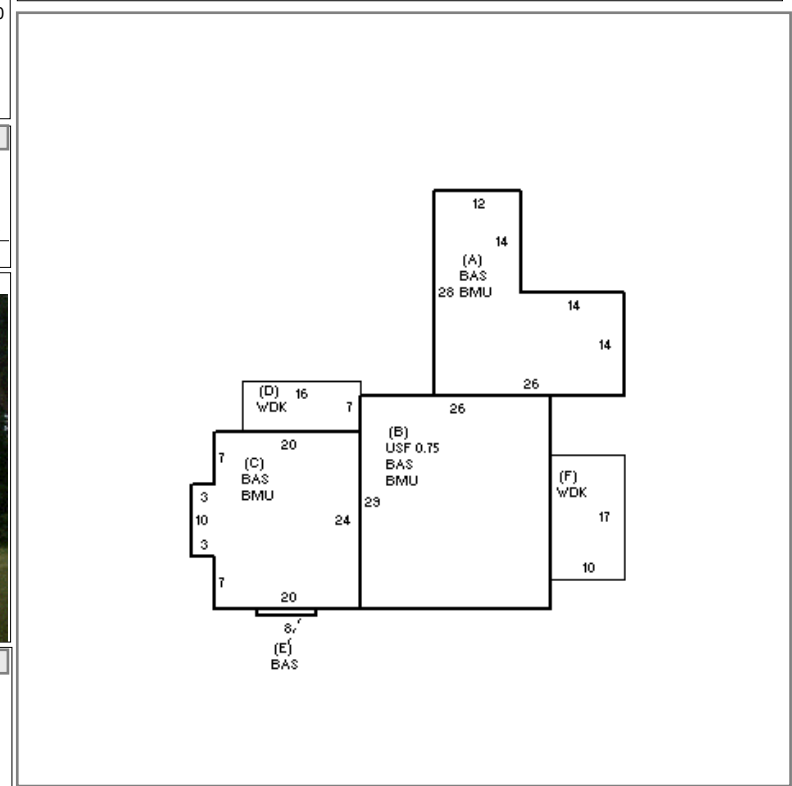
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
303	A	0.466	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	10,620

TOTAL	40,293 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE			LAND	320,700	308,300	
Infl1	AVG		BUILDING	430,600	381,000			
N_Index	AVG		DETACHED	10,600	10,100			
			OTHER	0	0			
					TOTAL	761,900	699,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	12 X 21	252	46.93	10,600



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/16/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1800	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,524
NET AREA	2,370	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,796		36.71	65,938		
\$NLA(RCN)	\$239	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	566	1800	136.24	77,111		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	282		32.07	9,044		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,804	1800	219.30	395,613		
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		10,907.00	10,907		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,636.87	7,911		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN
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	\$430,600
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