

Key: 11190

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.487

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
RPJ REALTY TRUST LLC 17 MEADOW NECK RD EAST FALMOUTH, MA 02536				53.0-11-0				45 PASTURE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RPJ REALTY TRUST LLC				04/19/2022	O	1,900,000	35059-259					
GOON CHESTER W TRUSTEE OF				06/22/2004	QS	1,800,000	18746-111					
BRISCOE ROBERT J &					XX		05106-00303					

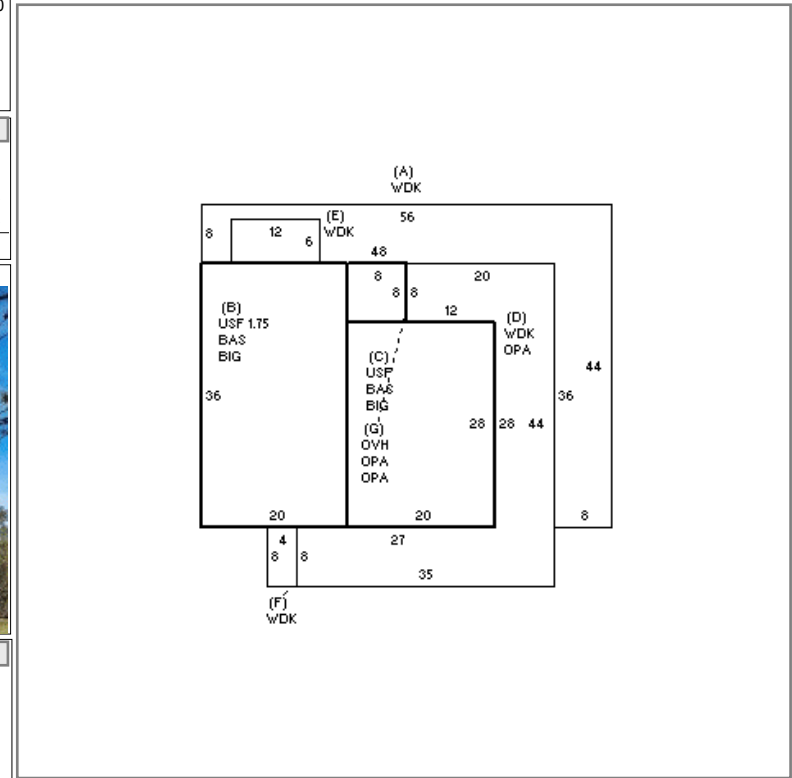
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-136	06/07/2022	2	ADDITIONS	160,000	03/23/2023	RP	100	100
E-22-299	05/11/2022	3	ALT/RENO	40,000	03/23/2023	TL	100	100

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	1,708,825	1.00	A	1.00	BEX	7.25		1,568,860
300	A	0.462	15	1.00	100	1.00	100	1.00	118,175	1.00	A	1.00	BEX	7.25		54,600

TOTAL	1.380 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	1,271,300	1,271,300
Infl1	AVG			BUILDING	1,002,100	507,900			
N_Index	AVG			DETACHED	0	0			
						OTHER	0	0	
						TOTAL	2,273,400	1,779,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/24/2023



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/8/2005	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/23/2023	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1987	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,022,515
NET AREA	3,164	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	1,504		33.57	50,488	CONDITION ELEM	CD
\$NLA(RCN)	\$323	OVERALL	1.170	EXT COVER	2	CLAPBOARD	1.00	B	BIG	N	BUILT-IN GARAGE	720		115.90	83,451	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,280	1987	295.43	378,154	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,260	1987	163.40	205,880	KITCHEN	G
				FLOOR COVER	6	TILE	1.02	C	BIG	N	BUILT-IN GARAGE	560		123.22	69,003	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	560	2022	163.40	91,502	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	OPA	N	OPEN PORCH	792		92.49	73,254	ELECT	U
				FUEL SOURCE	2	GAS	1.00	G	OVH	L	OVERHANG	64	1987	284.61	18,215		
				USE	0		1.00		F31	O	FPL 3S 1OP	1		15,752.20	15,752		
									FIX	O	XTRA FIXTURES	11		3,346.95	36,816		

EFF.YR/AGE	2017 / 5	
COND	2	2 %
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD	\$1,002,100	