**Key: 1335**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,341

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **BROOKS STEPHEN J &**<br>**JANE R BROOKS TRUSTEES**<br>**PO BOX 312**<br>**SAGAMORE BEACH, MA 02562** | **7.1-20-0** | **175 WILLISTON RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BROOKS STEPHEN J & | 06/26/2018 | F | 1 | (112017) |
| BROOKS STEPHEN J & | 09/08/1987 | QS | 125,000 | (112017) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

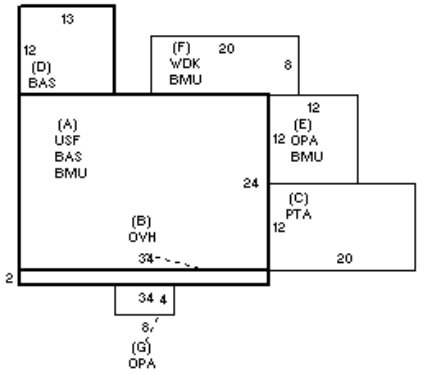
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 13 | OTHER | | 04/06/2016 | TL | 100 | 100 |
| 141013 | 11/21/2014 | 9 | DECK | 3,500 | 10/08/2015 | SW | 100 | 100 |
| 14880 | 10/20/2014 | 2 | ADDITIONS | 22,000 | 10/08/2015 | SW | 100 | 100 |
| 14842 | 10/02/2014 | 3 | ALT/RENO | 3,000 | 10/09/2015 | SW | 100 | 100 |
| 12068 | 02/02/2012 | 4 | DETACH.STRUC | 3,000 | 05/21/2012 | DB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,828 | 1 1.00 | 100 1.00 | 100 1.00 | 259,270 | 2.34 | A 1.00 | R04 1.10 | | | 192,860 |

| TOTAL | 13,809 SF | ZONING | 1 | FRNT | 106 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

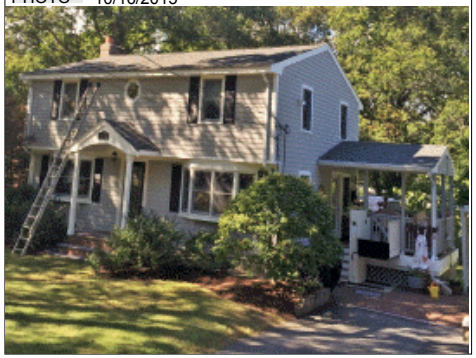
| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 192,900 | 170,700 |
| BUILDING | 300,800 | 266,200 |
| DETACHED | 3,400 | 3,200 |
| OTHER | 0 | 0 |
| TOTAL | **497,100** | **440,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | 4 X 8 | | | 0.00 | |
| SHF | E 1.90 | 10 0.90 | 10 X12 | 2012 | 120 | 31.20 | 3,400 |

PHOTO 10/16/2015



BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/20/2022 | NMP |
|---|---|---|
| LIST | 10/8/2015 | SW |
| REVIEW | 4/6/2016 | TL |

| YEAR BLT | 1970 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,856 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $208 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 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 | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,120 | | 38.30 | 42,899 |
| A | BAS | L | BASE AREA | 816 | 1970 | 208.30 | 169,972 |
| A | USF | L | UPPER STORY FIN | 816 | 1970 | 113.08 | 92,270 |
| B | OVH | L | OVERHANG | 68 | 1970 | 190.23 | 12,936 |
| C | PTA | N | PATIO | 240 | | 14.28 | 3,428 |
| D | BAS | L | BASE AREA | 156 | 2014 | 208.30 | 32,495 |
| F | WDK | N | WOOD DECK | 160 | | 36.74 | 5,878 |
| + | OPA | N | OPEN PORCH | 176 | | 68.65 | 12,083 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,253.00 | 9,253 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,236.85 | 4,474 |

| TOTAL RCN | 385,687 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $300,800 |