

Key: 16837

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.167

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
PATEL CHETAN H 31 WEATHERDECK DR BOURNE, MA 02532		5.0-51-0	58 CLARISSA JOSEPH RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PATEL CHETAN H		04/07/2016	QS	622,500	(209175)
COTE ROBIN L &		05/13/2004	P	225,000	(172986)
GOODMAN MICHAEL P & ROGER		03/19/2003	G	450,000	(168609)

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 %
03065	02/10/2003	3	ALT/RENO	160,000	05/21/2020	TL	100 100
		1	NEW CONSTRUC		03/31/2004	TL	100 100

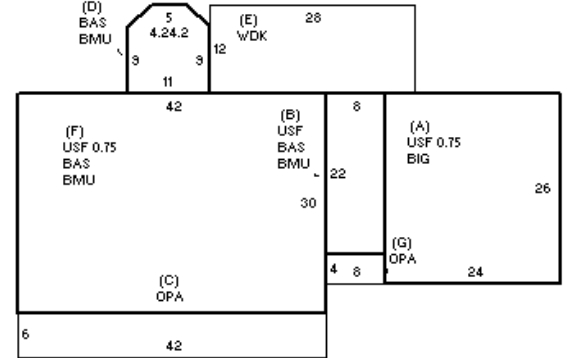
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000 3	1.00	100	1.00	212,130	0.64	A	1.00	R05	0.90	251,240
300	A	0.050 3	1.00	100	1.00	14,670	1.00	A	1.00	R05	0.90	730

TOTAL	1.887 Acres	ZONING	2	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	252,000	247,800
Infl1	AVG		BUILDING	751,300	672,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,003,300</b>	<b>919,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2016	TL
MODEL	1		RESIDENTIAL	LIST	5/7/2016	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/21/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2004	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	816,684														
NET AREA	3,148	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	624		91.69	57,213																
\$NLA(RCN)	\$259	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,589	2004	129.26	205,392																
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,559		39.72	61,920																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,559	2004	228.08	355,576																
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	284		73.17	20,780																
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	336		26.56	8,923																
				HEATING/COOLING	3	RADIANT HW	1.10		BGF	N	BSMT GOOD FINIS	1,436		48.61	69,799																
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	11		2,647.67	29,124																
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,956.80	7,957																
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>																	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	G	KITCHEN	G	BATHS	G	HEAT	A	ELECT	A	
CONDITION ELEM	CD																														
EXTERIOR	A																														
INTERIOR	G																														
KITCHEN	G																														
BATHS	G																														
HEAT	A																														
ELECT	A																														
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2011 / 11</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>8</td> <td>8 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>8</td> <td>% GD 92</td> </tr> </tbody> </table>																	EFF.YR/AGE	2011 / 11		COND	8	8 %	FUNC	0		ECON	0		DEPR	8	% GD 92
EFF.YR/AGE	2011 / 11																														
COND	8	8 %																													
FUNC	0																														
ECON	0																														
DEPR	8	% GD 92																													
<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$751,300</td> </tr> </thead> </table>																	RCNLD	\$751,300													
RCNLD	\$751,300																														