Key: 1697

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.701

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON HENRY 40 BOURNEDALE RD BUZZARDS BAY, MA 02532-2261	10.0-22-0	40 BOURNEDALE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON HENRY	11/20/1989	XX		6961-124

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	%
910615	12/04/1991	2	ADDITIONS	25,000	08/25/1993	CP	100	100
910463	10/07/1991	3	ALT/RENO	12,000	08/25/1993	CP	100	100

LAND

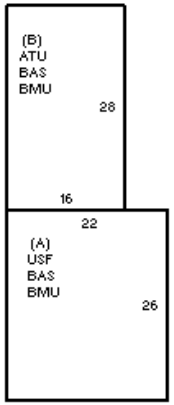
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,497	3 1.00	100 1.00	100 1.00	188,560	0.79	A 1.00	R03 0.80			193,810

TOTAL	1.297 Acres	ZONING	2	FRNT	190

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	193,800	171,500
BUILDING	268,600	237,600
DETACHED	0	0
OTHER	0	0
TOTAL	**462,400**	**409,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2022	SL
LIST	11/3/2022	EST
REVIEW	11/3/2022	SL

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,592	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,020		39.04	39,820
+	BAS	L	BASE AREA	1,020	1900	205.52	209,629
A	USF	L	UPPER STORY FIN	572	1900	117.80	67,383
B	ATU	N	ATTIC UNF	448		45.25	20,272
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	353,374

CONDITION ELEM	CD
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			$268,600