Key: 1699

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.703

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON CHARLES A ESTATE OF C/O KEESE ROBERT F 55 BOURNEDALE RD BOURNE, MA 02532	10.0-25-0	55 BOURNEDALE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEESE ROBERT F	01/30/2023	QS	680,000	(232152)
ANDERSON CHARLES A ESTATE	02/15/2022	F	1	(168084)
ANDERSON CHARLES A	01/30/2003	X		(DOC 903,798)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	68,825	3 1.00	100 1.00	100 1.00	259,270	0.70	A 1.00	PEX 1.10			287,780

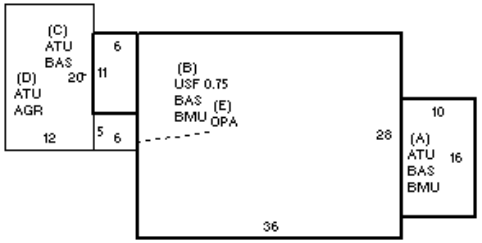
TOTAL	1.580 Acres	ZONING	2	FRNT	100
Nbhd	BDALE	NOTE	ON FOUNDERY POND		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	287,800	312,600
BUILDING	348,600	297,900
DETACHED	3,200	8,300
OTHER	0	0
TOTAL	**639,600**	**618,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A 1.00	80 0.20			360	45.02	3,200

PHOTO 10/28/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/28/2022	SL
LIST	12/13/2022	SL
REVIEW	12/13/2022	SL

YEAR BLT	1961	SIZE ADJ	1.010
NET AREA	1,990	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	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	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	1,168		40.88	47,749
A	ATU	N	ATTIC UNF	160		47.38	7,581
B	USF	L	UPPER STORY FIN	756	1961	121.90	92,157
+	BAS	L	BASE AREA	1,234	1961	210.75	260,062
C	ATU	N	ATTIC UNF	66		47.39	3,128
D	AGR	N	ATT GARAGE	240		78.25	18,780
D	ATU	N	ATTIC UNF	240		47.39	11,372
E	OPA	N	OPEN PORCH	30		91.33	2,740
	F22	O	FPL 2S 2OP	1		10,337.70	10,338
	FIX	O	XTRA FIXTURES	2		2,387.40	4,775

TOTAL RCN	458,680

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			$348,600