

Key: 1739

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.751

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON ROBERT B & JULIE JOHNSON & SARA C CALDERWOOD 20 CHAMBER ROCK ROAD BOURNE, MA 02532				10.0-123-0				20 CHAMBER ROCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON ROBERT B & JULIE				12/10/2018	QS	386,000	31717-276				
BERNASCONI MICHAEL J				01/27/2011	N	265,000	25215-257				
KUELL JOSHUA				06/30/2009	QS	312,000	23853-250				

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	%
15871	10/01/2015	9	DECK	10,000	09/15/2017		100	100
12515	08/02/2012	3	ALT/RENO	7,000	07/25/2014	TL	100	100
02226	04/23/2002	8	POOL	700	02/26/2004	TL	100	100
970134	03/31/1997	1	NEW CONSTRUC	145,000	01/06/1998	JS	100	100
950308	06/21/1995	1	NEW CONSTRUC	145,000	01/06/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,337	3	1.00	100	212,130	0.99	A	1.00	R05	0.90	195,240

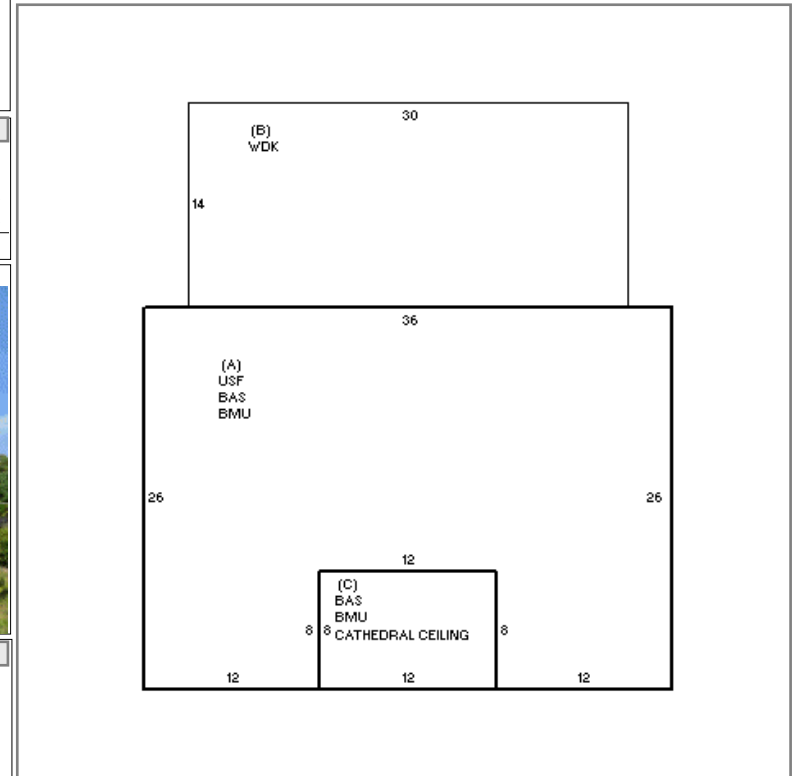
TOTAL	40,337 SF	ZONING	2	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	N O T E	FORMERLY 1 YEARLING RUN Also 157' on Chamber Rock Rd			LAND	195,200	192,000
Infl1	AVG		BUILDING	302,200	267,400			
N_Index	AVG		DETACHED	1,200	1,100			
			OTHER	0	0			
			TOTAL	498,600	460,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	10 0.90 15 X 24			0.00	
PDK	A	1.00	A 0.75 7 X 18		126	12.20	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2014	JB
MODEL	1		RESIDENTIAL	LIST	7/25/2014	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/26/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,766
NET AREA	1,776	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	936		39.04	36,541	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	936	1995	212.30	198,717	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1995	115.25	96,810	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	420		22.87	9,604	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	2		7,631.25	15,263	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,430.90	9,431	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	5		2,279.94	11,400	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

EFF. YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$302,200