

Key: 1742

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.754

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KNOX DOUGLAS C ETUX ALLYSON B KNOX 26 CHAMBER ROCK RD BOURNE, MA 02532				10.0-126-0				26 CHAMBER ROCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KNOX DOUGLAS C ETUX				06/17/2010	QS	281,500	24623-120				
CAMPBELL CHARLES S IV &				03/01/2006	F	1	20784-280				
BALLINGER BONNIE ZARELLA				01/30/2006	H	100	20693-146				

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	%
000	02/09/2015	13	OTHER		02/09/2015	DB	100	100
950359	07/25/1995	1	NEW CONSTRUC	55,000	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	41,251	3	1.00	100	1.00	100	1.00	212,130	0.98	A	1.00	R05	0.90			196,530

TOTAL	41,251 SF	ZONING	2	FRNT	451	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	196,500	193,300
Infl1	AVG		BUILDING	349,200	309,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	545,700	502,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

(E) WDK ASH	12	36	(A) USF 0.75 BAS BMU
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BUILDING	CD	ADJ	DESC	MEASURE	2/9/2015	DB
MODEL	1		RESIDENTIAL	LIST	2/9/2015	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	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
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		42.92	40,178
\$NLA(RCN)	\$260	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	936	1995	233.44	218,495
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1995	128.00	89,853
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ASH	N	ATT SHED	144		27.29	3,929
				FLOOR COVER	1	HARDWOOD	1.02	B	WDK	N	WOOD DECK	144		46.51	6,698
				INT. FINISH	2	DRYWALL	1.00	BGF	N	BSMT GOOD FINIS	936			52.53	49,170
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	4			2,506.75	10,027
				FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE	1			7,533.80	7,534
				USE	0		1.00								

TOTAL RCN	425,884
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2001 / 21	
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$349,200