Key: 1769

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,782

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORDON RUPERT J & SILENE M GORDON 10 YEARLING RUN RD BOURNE, MA 02532	10.0-153-0	10 YEARLING RUN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORDON RUPERT J &	04/28/2006	QS	400,000	20956-79
DELFINO DAVID A &	10/16/1996	QS	47,500	10438-150

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

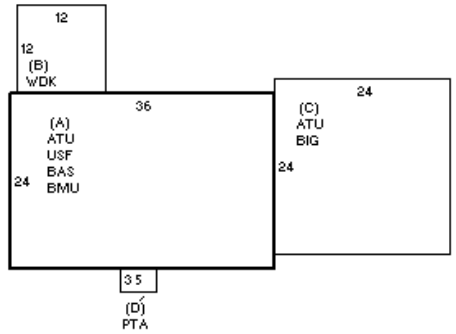
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-378	10/20/2020	9	DECK	1,000			0	0
990321	06/14/1999	6	FENCE	3,566	03/29/2001	TL	100	100
960461	09/20/1996	1	NEW CONSTRUC	100,000	01/06/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,816	3 1.00	100 1.00	100 1.00	188,560	0.99	A 1.00	R03 0.80			174,140

TOTAL	40,816 SF	ZONING	2	FRNT	125
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,100	154,100
BUILDING	376,100	336,900
DETACHED	0	0
OTHER	0	0
TOTAL	**550,200**	**491,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/17/2021	RP
LIST	9/17/2021	EST
REVIEW	9/17/2021	RP

YEAR BLT	1996	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	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

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	3	W/W CARPET	1.00
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
A	BMU	N	BSMT UNFINISHED	864		38.30	33,094
A	BAS	L	BASE AREA	864	1996	208.30	179,970
A	USF	L	UPPER STORY FIN	864	1996	113.08	97,698
A	ATU	N	ATTIC UNF	864		43.43	37,528
B	WDK	N	WOOD DECK	144		41.51	5,977
C	BIG	N	BUILT-IN GARAGE	576		82.36	47,437
C	ATU	N	ATTIC UNF	576		44.40	25,572
D	PTA	N	PATIO	15		17.72	266
	BMF	N	BSMT FINISH	360		61.38	22,095
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	5		2,236.94	11,185

TOTAL RCN	470,074

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$376,100