Key: 1775

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.788

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOULD KEVIN E & CAROLYN A GOULD 15 YEARLING RUN ROAD BOURNE, MA 02532-2259	**10.0-159-0**	**15 YEARLING RUN RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOULD KEVIN E &	08/28/1996	QS	137,000	10364-86

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	%
02596	09/09/2002	2	ADDITIONS	40,000	08/26/2003	TL	100	100
970121	03/25/1997	9	DECK	1,600	04/07/1998	JS	100	100
950475	09/26/1995	1	NEW CONSTRUC	55,000	04/10/1997	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	40,554	3 1.00	100 1.00	100 1.00	188,560	0.99	A 1.00	R03 0.80			173,810

TOTAL	40,554 SF	ZONING	2	FRNT	128

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

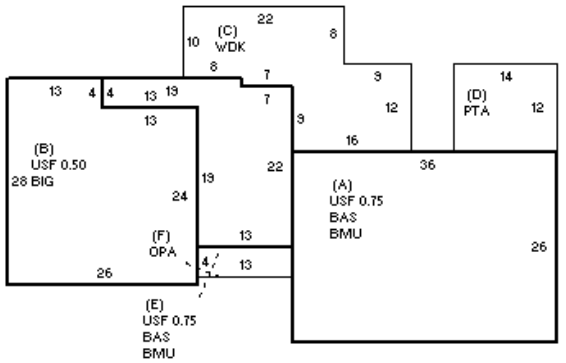
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	173,800	153,800
BUILDING	496,400	441,300
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**672,300**	**597,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100

PHOTO 12/02/2022



BLDG COMMENTS

BUILDING

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

MEASURE	12/2/2022	SL
LIST	12/2/2022	EST
REVIEW	12/2/2022	SL

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,578	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	13	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	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	1,280		37.23	47,660
A	BAS	L	BASE AREA	936	1995	219.09	205,071
A	USF	L	UPPER STORY FIN	702	1995	121.18	85,065
B	BIG	N	BUILT-IN GARAGE	676		85.95	58,105
+	USF	L	UPPER STORY FIN	596	2002	121.17	72,220
C	WDK	N	WOOD DECK	405		24.90	10,083
D	PTA	N	PATIO	168		16.45	2,763
E	BAS	L	BASE AREA	344	2002	219.09	75,368
F	OPA	N	OPEN PORCH	52		89.32	4,645
	F21	O	FPL 2S 1OP	1		10,266.90	10,267
	FIX	O	XTRA FIXTURES	8		2,482.08	19,857
	JAC	O	JACUZZI	1		14,312.30	14,312

TOTAL RCN	605,415

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

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	$496,400