

Key: 1792

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.813

LEGAL

LAND

DETACHED

BUILDING

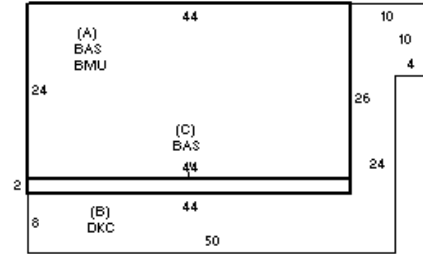
CURRENT OWNER								PARCEL ID				LOCATION			
BOYD DAVID J ETUX LAURI J BOYD 891 SCENIC HIGHWAY BOURNE, MA 02532								11.0-15-0				891 SCENIC HIGHWAY			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
BOYD DAVID J ETUX								11/29/2002	QS	250,000		16001-126			
HEBERT RAYMOND J JR								04/27/2001	P	59,900		13767-22			
COULOMBE DORIS									XX	5371+-0149+					

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	%
19616	07/08/2019	3	ALT/RENO		11/30/2022	SL	100	100
03777	10/28/2003	4	DETACH.STRUC	13,500	04/06/2004	TL	100	100
03514	08/01/2003	4	DETACH.STRUC	2,000	11/05/2003	TL	100	100
01195	04/23/2001	1	NEW CONSTRUC	125,000	05/17/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,818	3	1.00	100	188,560	1.48	A	1.00	R03	0.80	152,800

TOTAL	23,818 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE GREAT VIEW OF CANAL	LAND	152,800	135,200			
Infl1	AVG		BUILDING	267,700	224,100			
N_Index	AVG		DETACHED	22,300	19,700			
			OTHER	0	0			
			TOTAL	442,800	379,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		120	16.42	1,000
GFU	A	1.00	10 0.90		576	41.10	21,300



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2022	SL
MODEL	1		RESIDENTIAL	LIST	1/30/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2001	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,681	
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,056		37.75	39,866	CONDITION ELEM	CD	
\$NLA(RCN)	\$279	OVERALL	1.020	EXT COVER	4	VINYL	1.00	B	DKC	N	DECK-COMPOSITE	596		65.01	38,743	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,144	2001	198.74	227,361	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,301.00	8,301	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,204.65	4,409	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
				USE	0		1.00											
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$267,700	