Key: **1937**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.950

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLY DANIEL ETUX SELINA KELLY 8 BRIGANTINE PASSAGE DR BOURNE, MA 02532	11.0-168-0	8 BRIGANTINE PASSAGE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLY DANIEL ETUX	09/26/2008	QS	450,000	(187013)
SUTTON JEFFREY A ETUX	06/15/2006	QS	589,000	(180323)
LEWIS EDWARD P JR	05/24/2004	F	100	(173096)

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	%
09365	08/06/2009	4	DETACH.STRUC		11/23/2009	TL	100	100
03056	02/04/2003	1	NEW CONSTRUC	250,000	03/12/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	3	1.00	100	1.00	100	1.00	188,560	1.00	A	1.00	R02	0.80			173,120
300	A	1.555	3	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R02	0.80			20,280

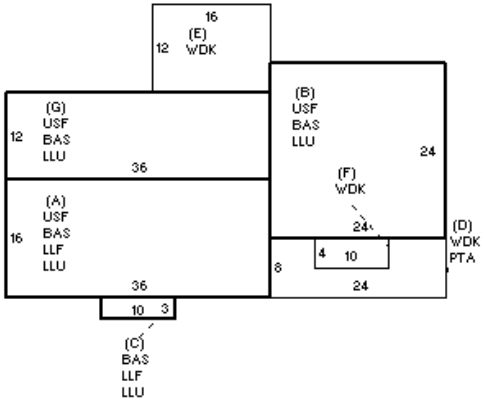
TOTAL	2.473 Acres	ZONING	1	FRNT	205
Nbhd	BDALE	NOTE	to be combined 22.2=131; steep hill in back;l ots of erosion, lr is one level up		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	193,400	171,100
BUILDING	598,800	536,100
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**795,000**	**709,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10	0.90	10 X 16		160	19.14	2,800

PHOTO 10/27/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/5/2022	SL
LIST	12/5/2022	SL
REVIEW	12/5/2022	SL

YEAR BLT	2003	SIZE ADJ	0.990
NET AREA	3,804	DETAIL ADJ	1.000
$NLA(RCN)	$185	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,614		34.70	56,000
+	LLF	L	LOWER LEVEL FIN	606	2003	69.91	42,368
+	BAS	L	BASE AREA	1,614	2003	204.58	330,194
+	USF	L	UPPER STORY FIN	1,584	2003	117.80	186,597
D	PTA	N	PATIO	192		15.99	3,071
+	WDK	N	WOOD DECK	424		24.20	10,262
	BMG	O	BSMT GARAGE	2		8,076.40	16,153
	FIX	O	XTRA FIXTURES	10		2,412.95	24,130
	GFP	O	GAS FIREPLACE	3		7,251.57	21,755
	JAC	O	JACUZZI	1		13,913.90	13,914

TOTAL RCN	704,443

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$598,800