Key: 2150

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,161

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRENIER BRYAN W ETUX **KRISTIN N GRENIER** **PO BOX 2** **MONUMENT BEACH, MA 02553-0002**	**12.1-57-0**	**43 OLD PLYMOUTH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRENIER BRYAN W ETUX	07/13/2012	F	1	26496-347
GRENIER BRYAN W	01/30/2003	R	216,800	16318-307
AMARAL MANUEL P JR	05/21/2002	QS	216,000	15181-140

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	%
19278	04/10/2019	3	ALT/RENO	500			100	100
910630	12/12/1991	6	FENCE	1,600	02/01/1992	HS	100	100
910462	10/04/1991	6	FENCE	200	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,600	1 1.00	100 1.00	100 1.00	235,700	1.14	A 1.00	R03 1.00			206,350

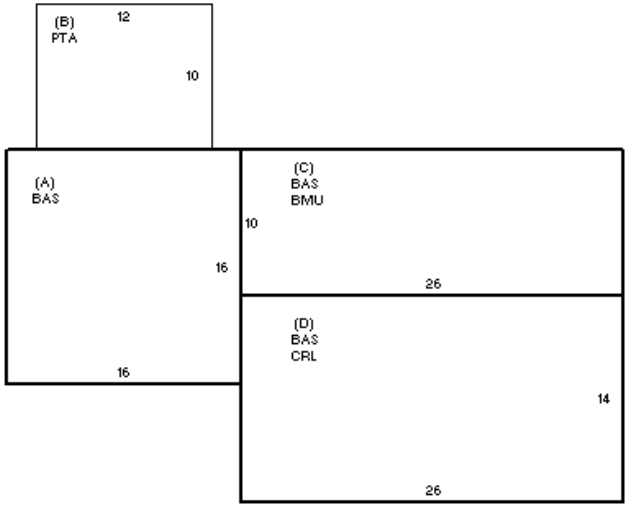
TOTAL	33,585 SF
ZONING	1
FRNT	135
Nbhd	N SAG
Infl1	AVG
N_Index	AVG
NOTE	Also 204.35' frontage on Washburn St

ASSESSED	CURRENT	PREVIOUS
LAND	206,400	182,600
BUILDING	171,500	151,800
DETACHED	9,700	9,300
OTHER	0	0
TOTAL	**387,600**	**343,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60	20 X 20		400	40.60	9,700

PHOTO 07/22/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/27/2021	NMP
LIST	6/17/2019	EST
REVIEW	6/17/2019	TL

YEAR BLT	1953	SIZE ADJ	1.020
NET AREA	880	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	880	1953	196.20	172,658
B	PTA	N	PATIO	120		14.14	1,697
C	BMU	N	BSMT UNFINISHED	260		60.74	15,792
D	CRL	N	BSMT CRAWL	364		33.90	12,338
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	214,366

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$171,500