Key: 2197

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,208

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUTILE ROBERT & ELLEN DUTILE 55 BROOK RD AMHERST, NH 03031	12.1-105-0	2 LUIGI AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUTILE ROBERT &	11/04/2020	QS	696,500	33436-215
MCQUAID THOMAS J ETUX	09/29/2016	QS	530,000	29969-89
EMANUEL EDWARD G &	09/15/1999	P	74,000	12540-154

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	%
B-22-163	09/15/2022	2	ADDITIONS	120,911	01/19/2023	TL	100	100
EXB-21-664	09/21/2021	3	ALT/RENO	25,827			100	100
		3	ALT/RENO		08/03/2020	TL	100	100
17163	03/14/2017	14	SOLAR	29,000			100	100
13237	04/17/2013	13	OTHER	700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,730	1 1.00	100 1.00	100 1.00	259,270	1.04	A 1.00	R04 1.10			234,110

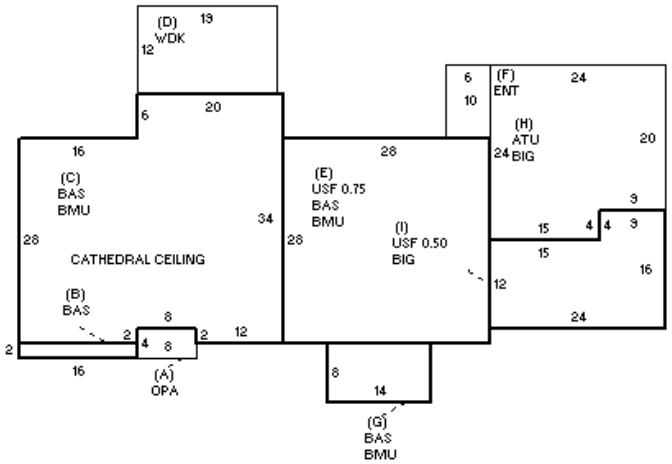
TOTAL	37,723 SF	ZONING	1	FRNT	291
Nbhd	N SAG	NOTE	Also 170' frontage on Shells Way		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	234,100	207,200
BUILDING	791,900	622,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,026,000**	**829,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/11/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2021	RP
LIST	1/19/2023	EST
REVIEW	1/19/2023	TL

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	2,790	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	3	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	4	VINYL	1.00
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
A	OPA	N	OPEN PORCH	32		104.85	3,355
+	BAS	L	BASE AREA	2,040	1999	221.19	451,225
+	BMU	N	BSMT UNFINISHED	2,008		36.98	74,257
D	WDK	N	WOOD DECK	228		33.33	7,600
+	USF	L	UPPER STORY FIN	750	1999	139.94	104,955
F	ENT	N	ENCLOSED ENTRY	60		96.29	5,777
H	BIG	N	BUILT-IN GARAGE	540		100.91	54,489
H	ATU	N	ATTIC UNF	540		54.39	29,373
I	BIG	N	BUILT-IN GARAGE	324		113.96	36,922
	BGF	N	BSMT GOOD FINIS	1,100		57.43	63,176
	FIX	O	XTRA FIXTURES	9		2,740.73	24,667
	GFP	O	GAS FIREPLACE	1		8,236.80	8,237
	JAC	O	JACUZZI	1		15,804.40	15,804

TOTAL RCN	879,837
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD	$791,900		