Key: 2292

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,305

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEWCOMB PETER ETUX GAIL NEWCOMB PO BOX 375 SAGAMORE, MA 02561	12.3-87-0	51 PLEASANT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEWCOMB PETER ETUX	02/19/2015	QS	472,750	28689-144
WKB REAL ESTATE INV TRUST	05/08/2014	L	244,000	28131-94
TITCOMB PAUL S &	08/24/1995	QS	169,000	9811-41

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	%
20190	03/02/2020	2	ADDITIONS	3,800			100	100
		3	ALT/RENO		10/11/2019	BC	100	100
15684	08/14/2015	10	WOODSTOVE				100	100
14681	08/13/2014	9	DECK	4,800			100	100
14361	05/16/2014	9	DECK	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,452	2 1.00	100 1.00	100 1.00	388,905	1.32	A 1.00	CEX 1.65			324,550

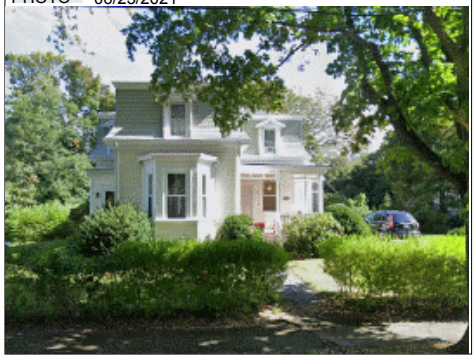
TOTAL	27,443 SF	ZONING	1	FRNT	143
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

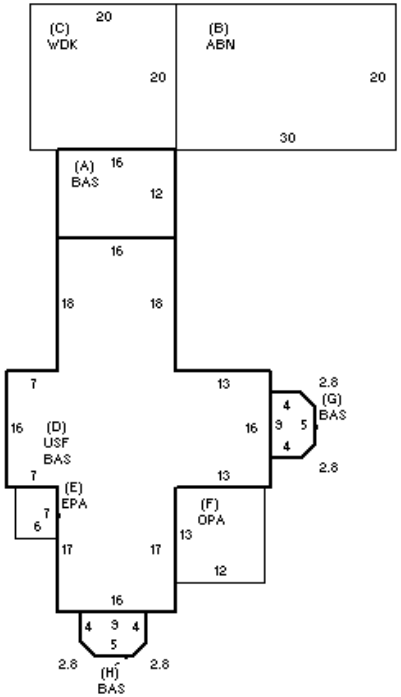
ASSESSED	CURRENT	PREVIOUS
LAND	324,600	287,200
BUILDING	452,100	400,100
DETACHED	0	0
OTHER	0	0
TOTAL	**776,700**	**687,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/23/2021





BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/12/2019	TL
LIST	10/12/2019	TL
REVIEW	10/12/2019	TL

YEAR BLT	1855	SIZE ADJ	1.000
NET AREA	2,564	DETAIL ADJ	1.000
$NLA(RCN)	$192	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	5	MANSARD	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
+	BAS	L	BASE AREA	1,428	1855	200.33	286,075
B	ABN	N	ATT BARN	600		60.61	36,364
C	WDK	N	WOOD DECK	400		23.33	9,330
D	USF	L	UPPER STORY FIN	1,136	1855	113.53	128,974
E	EPA	N	ENCLOSED PORCH	42		125.14	5,256
F	OPA	N	OPEN PORCH	156		71.37	11,134
	F21	O	FPL 2S 1OP	1		9,619.40	9,619
	FIX	O	XTRA FIXTURES	2		2,325.40	4,651

TOTAL RCN	491,402

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$452,100