

Key: 2347

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.371

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSELL WILLIAM J PO BOX 152 SAGAMORE, MA 02561				12.4-6-0				14 REGENCY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSELL WILLIAM J				08/09/2010	S	175,000	24738-165				
AURORA LOAN SERVICES LLC				05/12/2010	L	147,000	24545-57				
BOLES JUDITH R				09/06/1989	QS	118,000	10741-288				

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 %
20247	03/19/2020	3	ALT/RENO	7,150			100 100
02343	05/29/2002	4	DETACH.STRUC	960	08/28/2002	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	13,000	2	1.00	100 1.00	212,130	2.47	A	1.00	R04	0.90	156,620

TOTAL	12,981 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	156,600	138,600
Infl1	AVG		BUILDING	252,200	201,900			
N_Index	AVG		DETACHED	1,500	1,200			
			OTHER	0	0			
						TOTAL	410,300	341,700

DETACHED

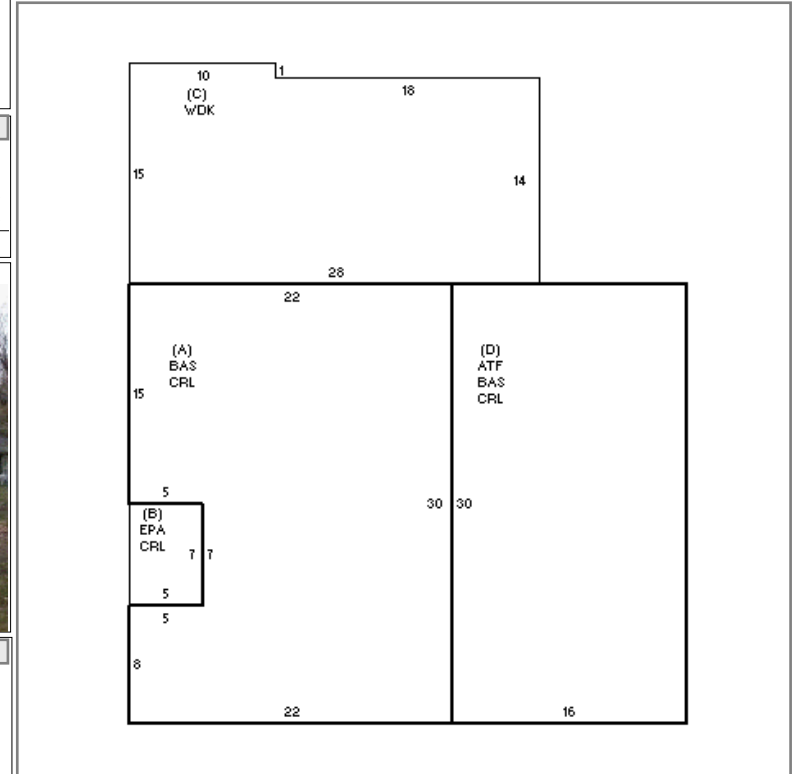
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		100	16.90	1,500
SHF	A	1.00	10 0.90			0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2016	DB
MODEL	1		RESIDENTIAL	LIST	10/30/2016	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/15/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,105	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	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	2	CLAPBOARD	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,140		21.69	24,724
A	BAS	L	BASE AREA	625	1960	204.59	127,868
B	EPA	N	ENCLOSED PORCH	35		122.13	4,275
C	WDK	N	WOOD DECK	402		22.77	9,152
D	BAS	L	BASE AREA	480	1960	204.59	98,203
D	ATF	N	ATTIC FINISH	480		66.16	31,756
	MST	O	MAS/METAL STACK	1		4,253.40	4,253

TOTAL RCN	300,230
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$252,200
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