Key: 2449

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,475

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TROTT JOHN W & TRACEY TRS TROTT FAMILY REVOCABLE TRUST 625 HEAD OF THE BAY ROAD BUZZARDS BAY, MA 02532	14.0-47-3	625 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TROTT JOHN W & TRACEY TRS	05/01/2019	QS	607,800	(219274)
KING PATRICIA	06/17/2004	QS	633,000	(173388)
CRASCO JOHN A &	08/29/1997	P	88,900	(145641)

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-20-75	05/06/2020	3	ALT/RENO	12,773	04/20/2021		100	100
19661	07/25/2019	3	ALT/RENO	60,825			100	100
14325	05/07/2014	15	INSULATE/WEA	1,850	08/13/2014		100	100
02417	06/24/2002	3	ALT/RENO		02/25/2004	TL	100	100
980251	05/18/1998	6	FENCE	900	01/20/1999	JS	100	100

LAND

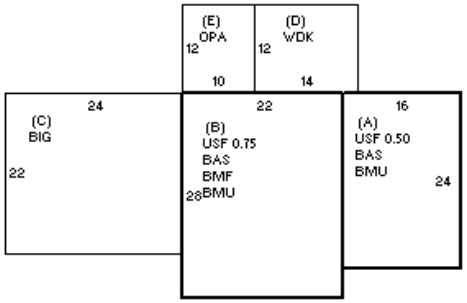
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,074	4 1.00	100 1.00	100 1.00	388,905	1.38	A 1.00	BEX 1.65			320,990

TOTAL	26,092 SF	ZONING	2	FRNT	125

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	321,000	284,100
BUILDING	449,900	402,400
DETACHED	0	0
OTHER	0	0
TOTAL	**770,900**	**686,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/29/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2018	TL
LIST	4/20/2021	EST
REVIEW	4/20/2021	TL

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,654	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	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
+	BMU	N	BSMT UNFINISHED	1,000		43.31	43,312
+	BAS	L	BASE AREA	1,000	1997	235.54	235,539
+	USF	L	UPPER STORY FIN	654	1997	129.15	84,464
B	BMF	N	BSMT FINISH	616		52.04	32,058
C	BIG	N	BUILT-IN GARAGE	528		93.13	49,171
D	WDK	N	WOOD DECK	168		41.54	6,979
E	OPA	N	OPEN PORCH	120		81.50	9,780
	FIX	O	XTRA FIXTURES	6		2,529.53	15,177
	WPL	O	WHIRLPOOL	1		7,291.70	7,292

TOTAL RCN	483,771

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$449,900		