Key: 2725

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,750

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AND-BUT REALTY COMPANY LLC **74 OLD HEAD OF THE BAY ROAD** **BOURNE, MA 02532**	**14.0-55-0**	**70 OLD HEAD OF THE BAY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AND-BUT REALTY COMPANY LL	08/17/2018	F	1	31473-152
BUTLER WILLIAM M &	01/14/2008	V	635,000	22602-346
HUNT GEORGE R &	10/11/2000	A		13290-8

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

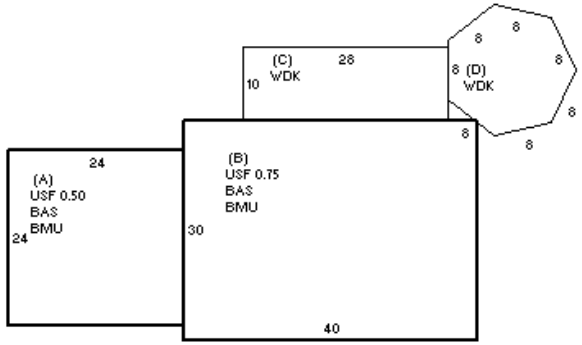
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
464089	07/28/1989	3	ALT/RENO	2,200	10/17/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	53,143	4 1.00	100 1.00	100 1.00	353,550	0.82	A 1.00	BVG 1.50			355,500

TOTAL	1.220 Acres	ZONING	2	FRNT	379
Nbhd	BBAY	NOTE	view of pond; owns parcel 52 across street on water		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	355,500	314,600
BUILDING	489,200	432,900
DETACHED	0	0
OTHER	0	0
TOTAL	**844,700**	**747,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/12/2022

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	10/12/2022	SL
LIST	10/12/2022	EST
REVIEW	10/12/2022	SL

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,964	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,776		34.87	61,931
+	BAS	L	BASE AREA	1,776	1987	208.29	369,920
+	USF	L	UPPER STORY FIN	1,188	1987	122.27	145,253
+	WDK	N	WOOD DECK	513		25.12	12,887
	BMG	O	BSMT GARAGE	2		8,382.55	16,765
	F21	O	FPL 2S 1OP	1		10,359.40	10,359
	FIX	O	XTRA FIXTURES	4		2,504.30	10,017

TOTAL RCN	627,132

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$489,200