

Key: 2911

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.948

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POTTER JAMES L ETUX JEAN D POTTER 25 SETTLERS WAY BOURNE, MA 02532				15.0-121-0				25 SETTLERS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POTTER JAMES L ETUX				10/26/2012	QS	417,900	26801-307				
PILGRIM PINES LD LLC				10/26/2012	B	15,459	26801-304				
HEBB BRIAN E TR OF				10/23/2001	G	561,533	14354-99				

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 %
EXB-22-849	12/15/2022	3	ALT/RENO	3,500	05/02/2023	SL	100 100
B-22-62	03/10/2022	3	ALT/RENO	4,000	03/13/2023	TL	100 100
15385	05/20/2015	14	SOLAR	11,000			100 100
13507	08/05/2013	4	DETACH.STRUC	24,000	03/19/2015	TL	100 100

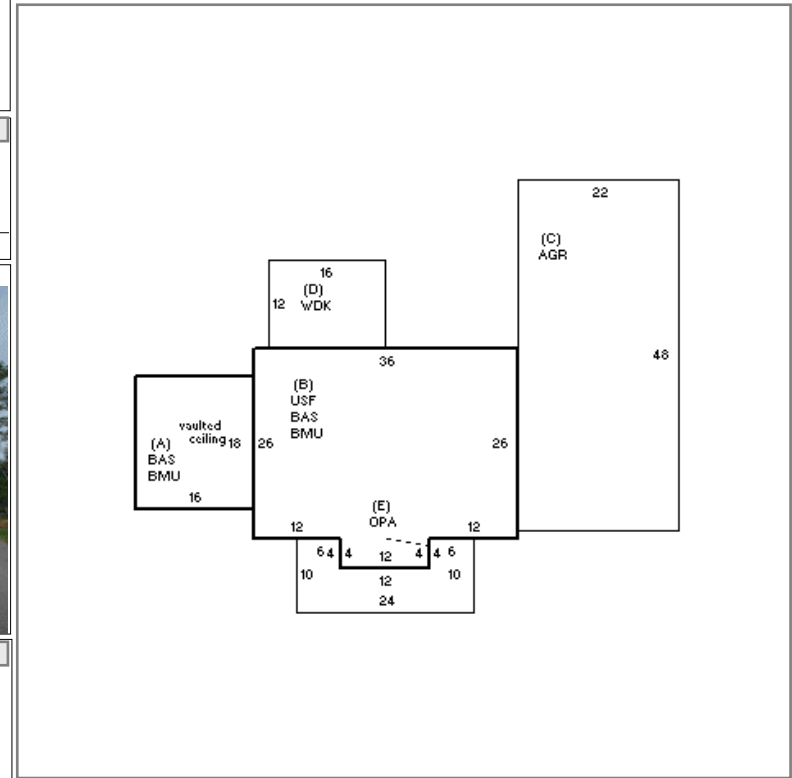
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,797	4	1.00	100	1.00	100	1.00	259,270	1.66	A	1.00	R07	1.10			204,890

TOTAL	20,797 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	204,900	197,800
Infl1	AVG		BUILDING	508,800	446,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	713,700	644,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/2/2023	VER
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/27/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2012	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	43	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,272		35.40	45,025
+	BAS	L	BASE AREA	1,272	2012	208.29	264,940
B	USF	L	UPPER STORY FIN	984	2012	119.28	117,370
C	AGR	N	ATT GARAGE	1,056		61.13	64,557
D	WDK	N	WOOD DECK	192		38.76	7,441
E	OPA	N	OPEN PORCH	192		72.42	13,904
	BSF	N	BSMT SEMI-FIN	250		27.17	6,792
	FIX	O	XTRA FIXTURES	6		2,359.70	14,158
	GFP	O	GAS FIREPLACE	1		7,091.30	7,091

TOTAL RCN	541,280
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$508,800
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