

Key: 3000

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.037

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BROUSSEAU CESIDIA & CHRISTINA M BROUSSEAU 4 BREAKERS DR BOURNE, MA 02532				15.0-210-0				4 BREAKERS DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BROUSSEAU CESIDIA & FERRICK STEPHEN J & FURMAN MARK E &				03/05/2021	QS	435,000	33861-230	
								06/23/2005	QS	395,000	19964-264	
								06/22/2001	F		13966-112	

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-21-861	11/23/2021	15	INSULATE/WEA	3,628				
0000	01/20/2016	12	CYCLICAL		01/20/2016			100
03280	05/14/2003	2	ADDITIONS	25,000	06/03/2004	JS		100
200374	06/20/2000	1	NEW CONSTRUCT	123,000	11/20/2000	TL		100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,690	4	1.00	100	1.00	100	1.00	259,270	1.66	A	1.00	R07	1.10		204,700

TOTAL	20,647 SF	ZONING	1	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 100' frontage on High Ridge Dr	LAND	204,700	197,600			
Infl1	AVG		BUILDING	345,100	309,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		549,800	506,700			

DETACHED

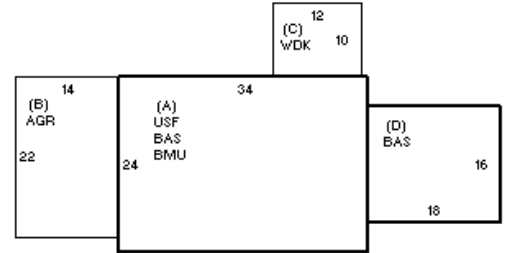
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2017	DB
MODEL	1		RESIDENTIAL	LIST	3/20/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/20/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



PHOTO 06/03/2004

BLDG COMMENTS



BUILDING

YEAR BLT	2000	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,796	
NET AREA	1,920	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		41.38	33,764	CONDITION ELEM CD		
\$NLA(RCN)	\$217	OVERALL	1.070	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	2000	217.83	177,749	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	2000	122.16	99,679	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	308		79.20	24,393	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	120		44.84	5,381	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	288	2003	217.83	62,735	HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	2		2,416.40	4,833	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,262.30	7,262			
				USE	0		1.00											
CAPACITY				UNITS	ADJ													
STORIES	2	1.00																
ROOMS	7	1.00																
BEDROOMS	3	1.00																
BATHROOMS	1	1.00																
FIXTURES	7	1.00																
GARAGE CAPACITY	1	1.00																
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
EFF.YR/AGE		2002 / 20																
COND	17	17 %																
FUNC	0																	
ECON	0																	
DEPR	17	% GD	83															
RCNLD				\$345,100														