

Key: 3080

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.120

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEPARDSON JOHN M 32 HEATHER HILL RD BOURNE, MA 02532				16.0-38-0				32 HEATHER HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEPARDSON JOHN M				01/20/2015	F		28638-110+12				
SHEPARDSON JOHN M ETUX				05/20/2008	QS	317,000	22922-49				
BEVLACQUA NICHOLAS				11/20/2007	H		22483-44				

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	%
05462	07/11/2005	4	DETACH.STRUC	6,200	09/27/2006	DB	100	100
02350	06/03/2002	1	NEW CONSTRUC	130,000	12/27/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,085 3	1.00	100	1.00	212,130	1.70	A	1.00	R05	0.90	166,630

TOTAL	20,081 SF	ZONING	1	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,600	163,900			
Infl1	AVG		BUILDING	297,700	263,400			
N_Index	AVG		DETACHED	3,200	5,500			
			OTHER	0	0			
			TOTAL	467,500	432,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 50 0.50	8X16	2005	128	19.71	1,300
APO	A	1.00 50 0.50		2005		0.00	
PDK	+	1.10 50 0.50		2005	288	13.42	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/27/2022	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/27/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) 14
WDK

(A) 26
USF
BAS
BMU

YEAR BLT	2002	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		37.93	35,507	
\$NLA(RCN)	\$187	OVERALL	1.030	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	2002	206.30	193,093	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	2002	111.99	104,822
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	140			41.11	5,755	
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	5			2,215.42	11,077	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03										
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	0	1.00	USE	0		1.00										
% BSMT FINISH	0	1.00														
# OF HALF BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	350,253
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$297,700