Key: 3108

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,148

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOK LEON ETUX HELEN COOK 25 HEATHER HILL RD BUZZARDS BAY, MA 02532	16.0-66-0	25 HEATHER HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOK LEON ETUX	05/01/2014	F	1	28118-318
COOK LEON ETUX	04/29/2014	QS	325,000	28114-17
WOOD PAMELA M	06/01/2004	QS	346,563	18662-1

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	%
14285	04/24/2014	4	DETACH.STRUC	1,050	08/08/2014		100	100
03902	12/10/2003	1	NEW CONSTRUC	101,500	06/01/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,711	3 1.00	100 1.00	100 1.00	212,130	1.49	A 1.00	R05 0.90			171,750

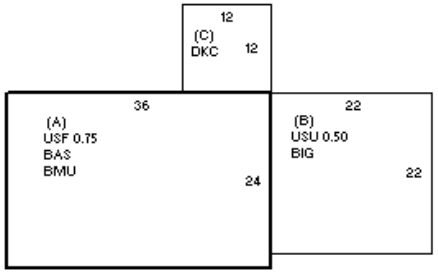
TOTAL	23,697 SF	ZONING	1	FRNT	164
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	171,800	168,900
BUILDING	334,700	299,600
DETACHED	0	0
OTHER	0	0
TOTAL	**506,500**	**468,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/07/2021



BLDG COMMENTS

BUILDING

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

MEASURE	8/8/2014	TL
LIST	8/8/2014	EST
REVIEW		

YEAR BLT	2004	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		41.99	36,276
A	BAS	L	BASE AREA	864	2004	228.33	197,275
A	USF	L	UPPER STORY FIN	648	2004	125.20	81,127
B	BIG	N	BUILT-IN GARAGE	484		90.28	43,693
B	USU	N	UPPER STORY UNF	242		53.93	13,051
C	DKC	N	DECK-COMPOSITE	144		72.30	10,411
	FIX	O	XTRA FIXTURES	3		2,452.10	7,356

TOTAL RCN	389,189

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$334,700