

Key: 3224

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.264

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROUSSEAU RANDALL ETUX SUSAN ROUSSEAU PO BOX 51 SAGAMORE, MA 02561				18.0-5-0				52 WAYNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROUSSEAU RANDALL ETUX				11/29/2016	QS	355,000		30119-305			
MCPHERSON LOUIS P &				10/24/2014	F	1 28465-142					
MCPHERSON LOUIS P &				01/27/2014	F	27953-251					

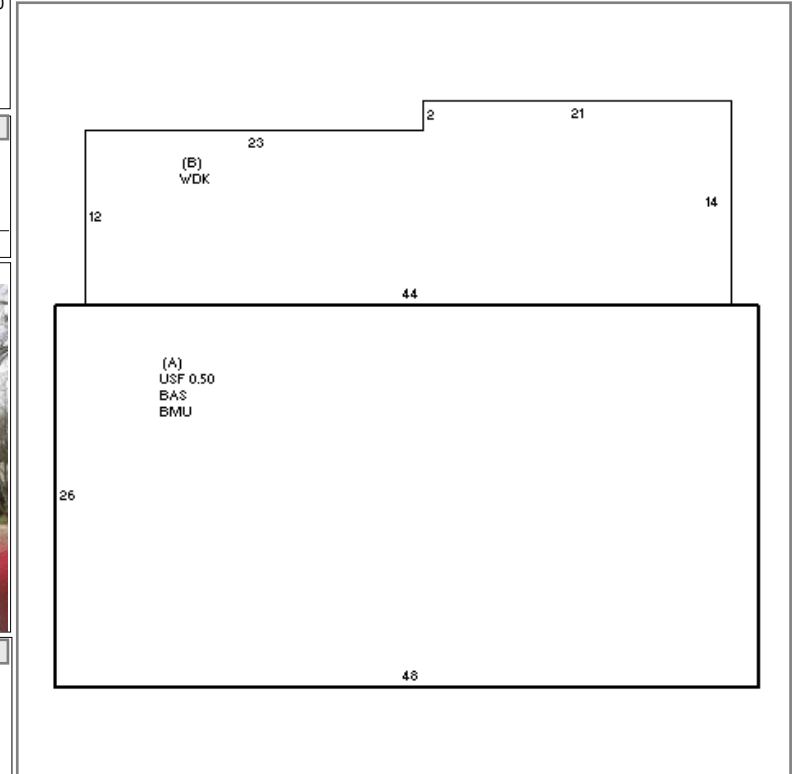
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17823	10/11/2017	9	DECK	14,000	04/27/2018	TL	100	100
03531	08/06/2003	12	CYCLICAL	19,000	06/02/2016	TL	100	100
		3	ALT/RENO		01/05/2007		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90		194,750
300	A	0.482	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90		7,070

DETACHED

TOTAL	1.400 Acres		ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE		LAND	201,800	178,600			
Infl1	AVG			BUILDING	357,500	316,300			
N_Index	AVG			DETACHED	26,900	25,600			
				OTHER	0	0			
				TOTAL	586,200	520,500			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/30/2018
GUL	A	1.00	10 0.90		816	33.80	24,800		
SHF	G	1.20	10 0.90		120	19.71	2,100		

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/27/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1950	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,937
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,248		35.17	43,892	CONDITION ELEM	CD
\$NLA(RCN)	\$233	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,248	1950	206.95	258,272	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1950	119.71	74,696	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	570		23.51	13,404	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	600		48.24	28,942	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,697.80	9,698	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,344.57	7,034	ELECT	U
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		3	1.00
% BSMT FINISH		52	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$357,500	