

Key: 3254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.294

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPILLANE KEVIN P ETUX SANDRA M CAHOON PO BOX 137 SAGAMORE, MA 02561				18.1-6-0				45 BLUFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SPILLANE KEVIN P ETUX				02/27/2003	QS	231,000 (168352)					
HUTCHINSON STEPHEN G &				04/20/1993	QS	95,000 (129893)					

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	%
14251	04/18/2014	15	INSULATE/WEA	2,664	08/08/2014		100	100
13582	09/04/2013	3	ALT/RENO	3,300	08/08/2014		100	100
940123	04/13/1994	4	DETACH.STRUC	1,900	01/13/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,000	2	1.00	100	1.00	100	1.00	212,130	2.66	A	1.00	R04	0.90			155,210

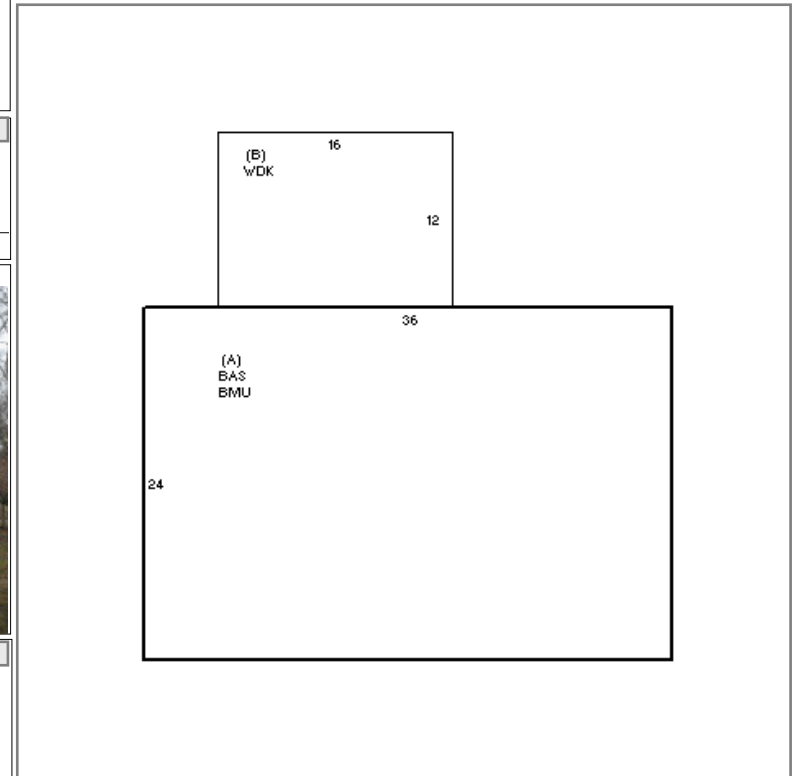
TOTAL	11,979 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	155,200	137,400			
Infl1	AVG		BUILDING	172,600	155,500			
N_Index	AVG		DETACHED	1,800	3,000			
			OTHER	0	0			
			TOTAL	329,600	295,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 16		160	15.95	1,300
SHF	A	1.00	50 0.50 8X10			0.00	
WDK	A	1.00	50 0.50 ATTACHED 5X1		60	18.30	500



BUILDING	CD	ADJ	DESC	MEASURE	12/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/12/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		37.57	32,458
\$NLA(RCN)	\$259	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1972	204.29	176,509
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		36.04	6,919
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F11	O	O	FPL 1S 1OP	1		8,260.10	8,260
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



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				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	224,146
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$172,600