

Key: 3413

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.453

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GROPMAN WILLIAM F & C/O GROPMAN JUDITH S TRS PO BOX 1402 ONSET, MA 02558				19.2-103-0				71 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GROPMAN JUDITH S TRS				09/08/2023	F	1	(233875)				
GROPMAN WILLIAM F &				01/25/1999	A	107,000	(151788)				
GROPMAN STEVEN T				11/20/1995	QS	114,400	(139005)				

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 %
B-21-389	10/22/2021	3	ALT/RENO	16,000	12/21/2021	RP	100 100
B-21-191	07/08/2021	3	ALT/RENO	5,000	12/21/2021		100 100
SR-21-31	06/03/2021	4	DETACH.STRUC	1,200	06/17/2021		100 100
17225	04/05/2017	3	ALT/RENO	2,500			100 100

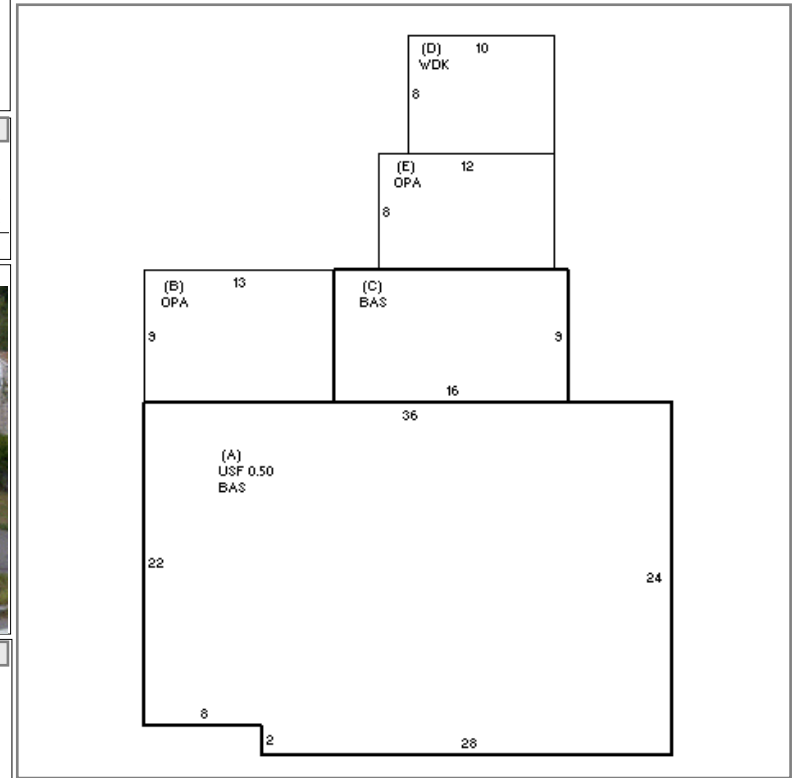
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,280 4	1.00	100	1.00	100	1.00	A	1.00	BAV	1.35	222,810

TOTAL	7,275 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	222,800	197,200			
Infl1	AVG		BUILDING	243,300	215,400			
N_Index	AVG		DETACHED	2,600	2,400			
			OTHER	0	0			
			TOTAL	468,700	415,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 12	2021	144	19.71	2,600



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2017	TL
MODEL	1		RESIDENTIAL	LIST	9/16/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/3/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1943	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,416	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	992	1943	219.39	217,639
\$NLA(RCN)	\$210	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	424	1943	121.74	51,616
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	213		65.11	13,869
				ROOF COVER	1	ASP/COMP SHIN	1.00	D	WDK	N	WOOD DECK	80		48.68	3,894
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,745.80	9,746
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	296,764	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	A
		HEAT	A
		ELECT	U
		EFF.YR/AGE	2001 / 21
		COND	18 18 %
		FUNC	0 uc
		ECON	0
		DEPR	18 % GD 82
		RCNLD	\$243,300