Key: 3691

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,743

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRANDMONT ALFRED G JR & **LAURIE A GRANDMONT** **44 PURITAN RD** **BUZZARDS BAY, MA 02532-2986**	**19.4-78-0**	**44 PURITAN RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRANDMONT ALFRED G JR &	06/04/1990	QS	115,000	7183-92

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	%
EXB-22-93	02/19/2022	10	WOODSTOVE	2,000			100	100
EXB-21-612	09/01/2021	3	ALT/RENO	72,285	05/10/2022	TL	100	100
EXB-21-484	07/16/2021	15	INSULATE/WEA	6,693			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	4 1.00	100 1.00	100 1.00	235,700	2.66	A 1.00	R03 1.00			172,460

TOTAL	11,979 SF	ZONING	1	FRNT	110
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,500	152,600
BUILDING	293,000	259,300
DETACHED	8,400	8,000
OTHER	0	0
TOTAL	**473,900**	**419,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	A 0.75	12X22		264	42.24	8,400
SHF	A 1.00	A 0.75	8X12			0.00	

PHOTO 05/10/2022

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	5/10/2022	TL
LIST	5/10/2022	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.010
NET AREA	1,645	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	859		40.14	34,484
B	OPA	N	OPEN PORCH	16		104.66	1,675
C	BMF	N	BSMT FINISH	408		48.23	19,680
C	USF	L	UPPER STORY FIN	408	1948	121.13	49,423
+	BAS	L	BASE AREA	1,237	1948	206.95	255,996
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	2		2,344.35	4,689

TOTAL RCN	375,643

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$293,000