Key: 4212

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,296

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARQUEBREUCK MARY P 38 CRANBERRY RD BOURNE, MA 02532	20.3-140-0	38 CRANBERRY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARQUEBREUCK MARY P	03/25/2022	F	10	35002-28
MCKEEN ARTHUR J TRS CREDI	04/02/2014	QS	250,000	28066-23
PINA DAVID A ETUX	08/13/2002	F	1	15469-178

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,120	4 1.00	100 1.00	100 1.00	235,700	2.45	A 1.00	R03 1.00			174,210

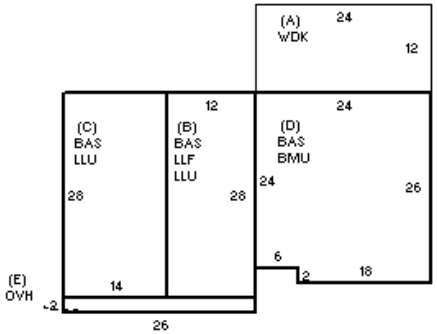
TOTAL	13,112 SF	ZONING	1	FRNT	82
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,200	154,200
BUILDING	295,700	261,700
DETACHED	9,100	13,100
OTHER	0	0
TOTAL	**479,000**	**429,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50	16 X 32		512	29.72	7,600
PTD	A 1.00	50 0.50	14 X 18		252	4.23	500
PLH	A 1.00	50 0.50	7 X 7		49	39.22	1,000

PHOTO 09/01/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/4/2014	TL
LIST	2/4/2014	EST
REVIEW	2/4/2014	TL

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	26	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	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
A	WDK	N	WOOD DECK	288		25.90	7,458
+	LLU	N	LOWER LEVEL UNF	728		36.25	26,392
B	LLF	L	LOWER LEVEL FIN	336	1985	70.19	23,585
+	BAS	L	BASE AREA	1,340	1985	187.96	251,871
D	BMU	N	BSMT UNFINISHED	612		46.03	28,168
E	OVH	L	OVERHANG	52	1985	181.08	9,416
	BMG	O	BSMT GARAGE	1		7,127.30	7,127
	FIX	O	XTRA FIXTURES	6		2,129.45	12,777
	JAC	O	JACUZZI	1		12,278.80	12,279

TOTAL RCN	379,073

CONDITION ELEM	CD
EXTERIOR	A
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		$295,700