

Key: 4635

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.725

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROOD RICHARD F & CHARLENE N ROOD 8 HARRISON AVE BUZZARDS BAY, MA 02532-3214				23.2-111-0				8 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROOD RICHARD F &				10/03/1969	X		1451-177				

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 %
04639	08/26/2004	3	ALT/RENO	600			100 100
02791	12/02/2002	9	DECK	500	03/19/2003	TL	100 100
970517	10/08/1997	3	ALT/RENO	595	04/15/1998	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,250	4	1.00	100	1.00	100	1.00	235,700	1.57	A	1.00	R02	1.00			188,540

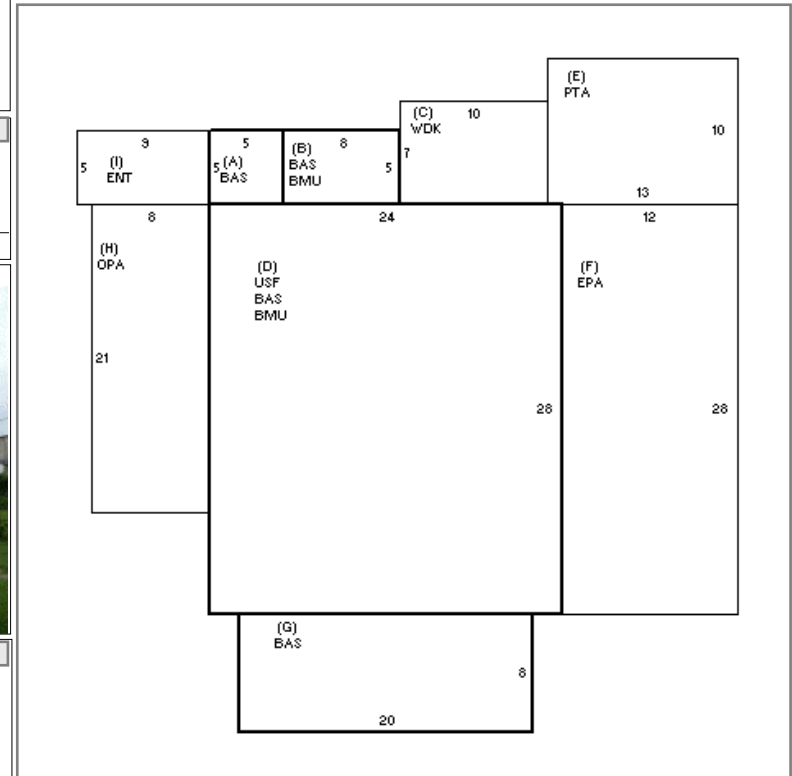
TOTAL	22,259 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	188,500	133,500			
Infl1	AVG		BUILDING	270,500	239,300			
N_Index	AVG		DETACHED	11,200	10,700			
			OTHER	0	0			
			TOTAL	470,200	383,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 20 X 16		320	40.60	9,700
SHF	A	1.00	A 0.75 10X12		120	16.42	1,500



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/29/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1929	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	355,896
NET AREA	1,569	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	897	1929	212.30	190,437		
\$NLA(RCN)	\$227	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	712		49.28	35,088		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	70		57.46	4,022		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	672	1929	116.41	78,228		
				FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	130		15.29	1,988		
				INT. FINISH	2	DRYWALL	1.00	F	EPA	N	ENCLOSED PORCH	336		69.84	23,465		
				HEATING/COOLING	2	HOT WATER	1.02	H	OPA	N	OPEN PORCH	168		69.97	11,755		
				FUEL SOURCE	1	OIL	1.00	I	ENT	N	ENCLOSED ENTRY	45		90.50	4,073		
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,280.03	6,840		



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

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$270,500