

Key: 4768

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.882

LEGALS

CURRENT OWNER								PARCEL ID				LOCATION			
SULLIVAN KEVIN P & MEGHAN L STAPLES TRS ACADEMY DR TRUST 9 QUARRYSTONE DR BRIDGEWATER, MA 02324								23.3-59-0				58 ACADEMY DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN KEVIN P & MEGHAN								04/01/2021	F	100	33970-73				
SULLIVAN FRANCIS & NANCY								09/25/2018	F	1	31554-162				
PIERCE JOHN F TR								07/27/1994	F	1	9298-107				

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	%
19805	08/30/2019	3	ALT/RENO	11,860			100	100
12112	02/24/2012	3	ALT/RENO	7,600	03/19/2012		100	100
900168	04/23/1990	9	DECK	3,500	08/21/1991	HS	100	100
		13	OTHER				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	5	1.00	100	1.00	100	1.00	659,960	2.66	A	1.00	CEX	2.80			482,880

TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	482,900	427,400			
Infl1	AVG		BUILDING	184,400	163,100			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	668,800	592,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 16 X 36		576	3.53	1,500



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2019	TL
MODEL	1		RESIDENTIAL	LIST	9/25/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/25/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,113		34.42	38,310
A	EPA	N	ENCLOSED PORCH	105		77.66	8,154
B	WDK	N	WOOD DECK	90		41.53	3,738
C	BAS	L	BASE AREA	1,008	1956	181.21	182,656
D	OPA	N	OPEN PORCH	24		89.75	2,154
	F11	O	FPL 1S 1OP	1		7,568.60	7,569

TOTAL RCN	242,581
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	\$184,400

