

Key: 4781

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.895

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION								
TOMPSON FREDERICK P & PAMELA A TOMPSON 96 JEFFERSON RD BOURNE, MA 02532				23.3-72-0				96 JEFFERSON RD								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				TOMPSON FREDERICK P & SHAY MARY F				07/29/1999	O	300,000	12441-106 10536-250					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,700	7	1.00	100	1.00	100	1.00	848,520	3.55	A	1.00	CEX	3.60		602,200

LAND

TOTAL	8,712 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	602,200	533,000
Infl1	AVG		LAND BUILDING	286,700	256,900			
N_Index	AVG		DETACHED	7,600	7,200			
			OTHER	0	0			
						TOTAL	896,500	797,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	L	0.90	A 0.75	12 X 20		240	42.24	7,600



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2000	EB
MODEL	1		RESIDENTIAL	LIST	12/4/2000	EB
STYLE	4	1.05	CAPE [100%]	REVIEW	2/19/2010	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1949	SIZE ADJ	1.010
NET AREA	1,710	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	112		38.41	4,302
+	BAS	L	BASE AREA	1,080	1949	215.21	232,430
B	BMU	N	BSMT UNFINISHED	840		40.88	34,340
B	USF	L	UPPER STORY FIN	630	1999	121.90	76,798
C	EPA	N	ENCLOSED PORCH	15		173.55	2,603
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	367,511
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	\$286,700

