

Key: 4819

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.936

LEGALS

LAND

DETACHED

BUILDING

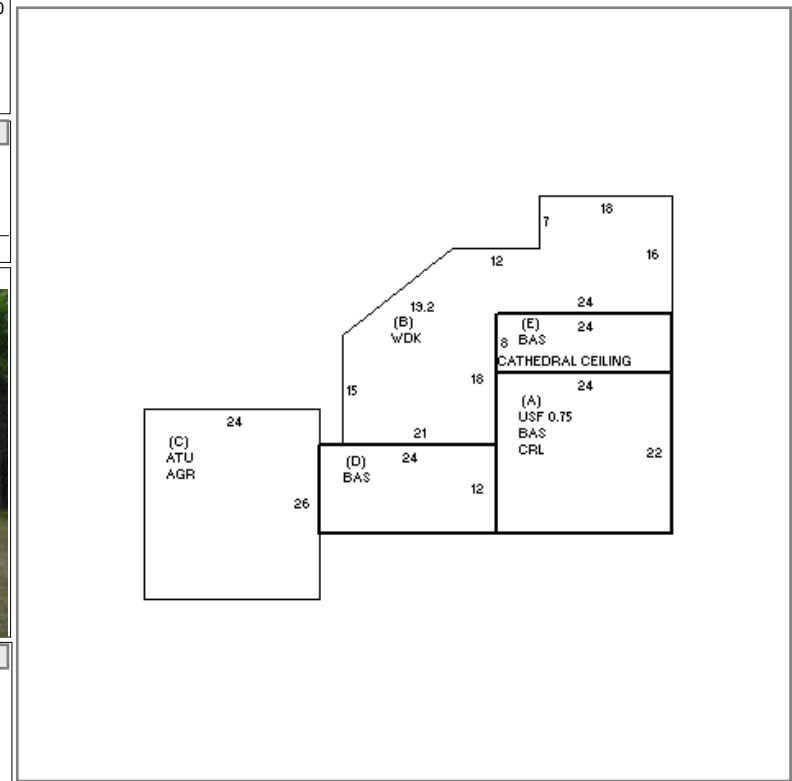
CURRENT OWNER		PARCEL ID		LOCATION	
CAMPBELL ANDREW G & ROBIN MCINTYRE 13 BELL ROAD BOURNE, MA 02532-5404		23.4-16-0		13 BELL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAMPBELL ANDREW G &			XX		04194-00084

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 %
18934B	10/04/2019	4	DETACH.STRUC	11,000	06/23/2023	SL	100 100
18904B	10/04/2019	4	DETACH.STRUC	134,000	06/23/2023	SL	100 100
181001	11/15/2018	3	ALT/RENO	77,700	07/31/2019	RP	100 100
18934	10/25/2018	4	DETACH.STRUC	11,000	07/31/2019	RP	100 100
18904	10/25/2018	4	DETACH.STRUC	134,000	07/31/2019	RP	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R07	1.25		270,490
300	A	0.582	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R07	1.25		11,860

TOTAL	1.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	ALSO OWNS PARCELS 17 AND 44 WHICH ARE CONTIGUOUS			LAND	282,400	249,900
Infl1	AVG		BUILDING	307,800	272,400			
N_Index	AVG		DETACHED	9,700	1,900			
			OTHER	0	0			
			TOTAL	599,900	524,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 17	170	15.95	1,400
BBN	A	1.00	10 0.90	12 X 17	204	45.02	8,300



BUILDING	CD	ADJ	DESC	MEASURE	7/31/2019	RP
MODEL	1		RESIDENTIAL	LIST	7/31/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/23/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,786
NET AREA	1,404	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	528		28.42	15,007	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	396	1984	121.73	48,207	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	819		23.63	19,355	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	624		64.32	40,134	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	624		46.21	28,834	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,008	1984	212.38	214,081	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,745.80	9,746	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	4		2,355.98	9,424			
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
STORIES		1.5	1.00														
ROOMS		4	1.00														
BEDROOMS		1	1.00														
BATHROOMS		2	1.00														
FIXTURES		9	1.00														
GARAGE CAPACITY		2	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
				EFF.YR/AGE		1999 / 23											
COND		20	20 %														
FUNC		0															
ECON		0															
DEPR		20	% GD	80													
				RCNLD		\$307,800											