

Key: 4848

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.966

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CLIFFORD SCOTT P 12 BACK RIVER RD BOURNE, MA 02532				23.4-42-0				12 BACK RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLIFFORD SCOTT P				10/20/2000	O	116,000	13311-116				
CARDOZA MANUEL J ESTATE O				02/13/1995	XX		9556-110				

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	%
01563	09/11/2001	3	ALT/RENO		05/17/2023	SL	100	100
		13	OTHER		02/10/2016	TL	100	100
		3	ALT/RENO	3,800	09/16/2003	TL	100	100

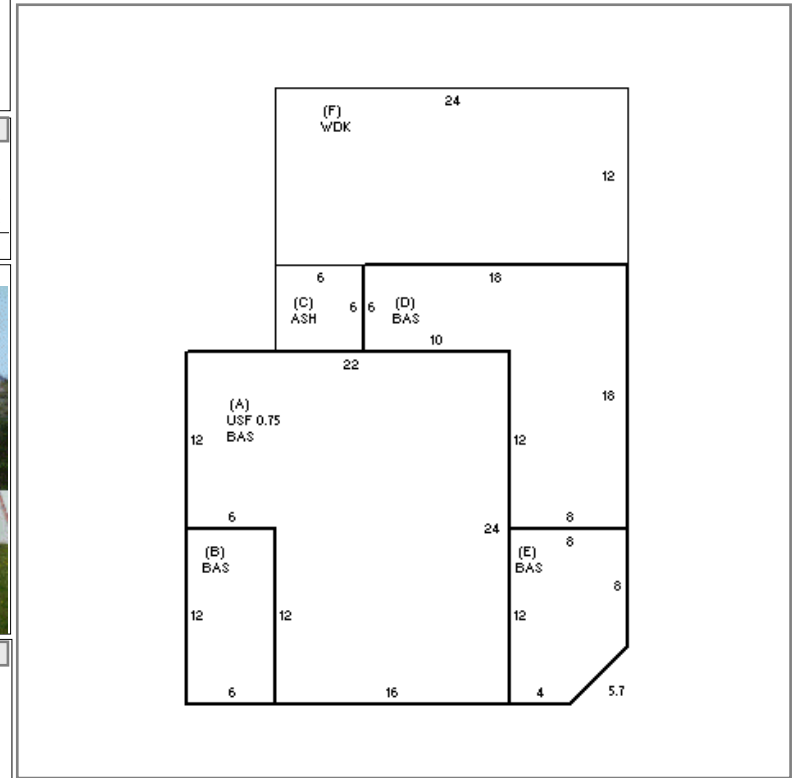
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500 6		1.00 100	1.00 100	212,130	2.01	A	1.00 R04	0.90		161,560

TOTAL	16,509 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	161,600	158,900			
Infl1	AVG		BUILDING	175,300	137,200			
N_Index	AVG		DETACHED	2,600	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>339,500</b>	<b>296,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12X12 EST		144	19.71	2,600



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/17/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/28/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,162	DETAIL ADJ	1.000
\$NLA(RCN)	\$198	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	820	1940	215.37	176,603
A	USF	L	UPPER STORY FIN	342	1940	119.50	40,869
C	ASH	N	ATT SHED	36		27.00	972
F	WDK	N	WOOD DECK	288		28.13	8,101
	CPC	O	CAPE CELLAR	1		4,100.90	4,101

TOTAL RCN	230,645
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	\$175,300