Key: 5106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,237

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RODRICK JAMES E & LISA A RODRICK 25 TROWBRIDGE ROAD BOURNE, MA 02532-3613	24.3-26-0	25 TROWBRIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RODRICK JAMES E &	12/29/1978	X	40,000	02848-0201

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

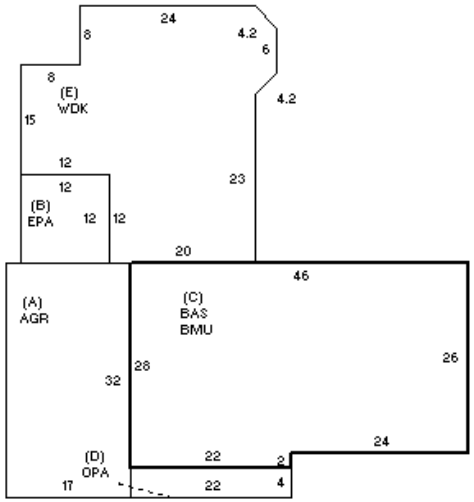
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,100	6 1.00	100 1.00	100 1.00	212,130	2.64	A 1.00	R04 0.90			155,350

TOTAL	12,110 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	155,400	152,800
BUILDING	274,100	244,100
DETACHED	0	0
OTHER	0	0
TOTAL	**429,500**	**396,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 07/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/6/2023	SL
LIST	7/6/2023	EST
REVIEW	7/27/2023	TL

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,240	DETAIL ADJ	1.000
$NLA(RCN)	$291	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	544		62.10	33,785
B	EPA	N	ENCLOSED PORCH	144		82.67	11,905
C	BMU	N	BSMT UNFINISHED	1,240		32.10	39,806
C	BAS	L	BASE AREA	1,240	1969	188.89	234,228
D	OPA	N	OPEN PORCH	88		72.21	6,355
E	WDK	N	WOOD DECK	939		21.46	20,154
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	360,709
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			$274,100