

Key: 5214

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5358

LEGALS

LAND

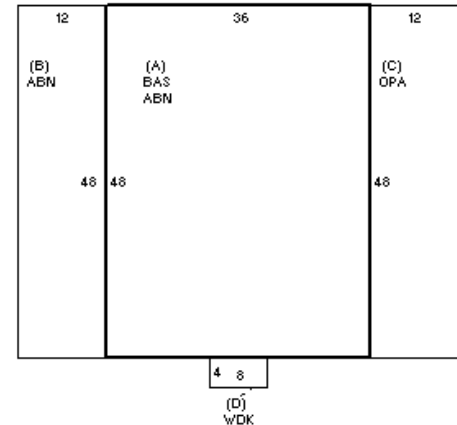
CURRENT OWNER				PARCEL ID				LOCATION			
PARKER PAMELA TRS 49 ROCKY POINT RLTY TRUST 49 ROCKY POINT RD BOURNE, MA 02532				26.0-7-0				49 ROCKY POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARKER PAMELA TRS				12/30/2022	QS	730,000	35569-216				
LAHART MICHAEL P &				09/06/2019	V	1,575,000	32275-60				
SPILHAUS LORI A				06/24/2013	F	1	27487-333				

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 %
EXB-23-626	09/26/2023	3	ALT/RENO	6,500			0 0
SS22-5214		11	SPLITS/SUBS		12/30/2020		100 100
		13	OTHER		03/01/2018	KT	100 100
13705 -B	11/01/2013	1	NEW CONSTRUC		09/25/2015	SW	100 100
13705	10/09/2013	1	NEW CONSTRUC	241,000	09/25/2015	SW	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	7	1.00	100	1.00	100	1.00	271,055	1.00	A	1.00 R04	1.15	248,850
300	A	0.285	7	1.00	100	1.00	100	1.00	18,745	1.00	A	1.00 R04	1.15	5,340

TOTAL	1.204 Acres		ZONING	1	FRNT	724	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB		N O T E	Per plan bk 688 pg 22, sqft chng			LAND	254,200	225,000
Infl1	AVG			BUILDING	519,000	464,100			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	773,200	689,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/28/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/28/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	540,583
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	ABN	N	ATT BARN	1,728		63.57	109,843		
\$NLA(RCN)	\$313	OVERALL	1.080	EXT COVER	8	PLYWOOD	0.98	A	BAS	L	BASE AREA	1,728	2015	202.86	350,538		
				ROOF SHAPE	1	GABLE	1.00	B	ABN	N	ATT BARN	576		63.57	36,614		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	576		67.41	38,826		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	32		72.58	2,323		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		2,439.60	2,440		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

DETACHED

BUILDING

LAND

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2015 / 7	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD	\$519,000	