Key: 528

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 526

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RICHARD ANN MARIE TRS ANN MARIE RICHARD REV TRUST 210 LEXINGTON RD DRACUT, MA 01826-4170	4.1-132-0	47 SAMOSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RICHARD ANN MARIE TRS	06/22/2021	F	10	34229-180
RICHARD MARY P &	02/14/1990	XX		7061-249

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

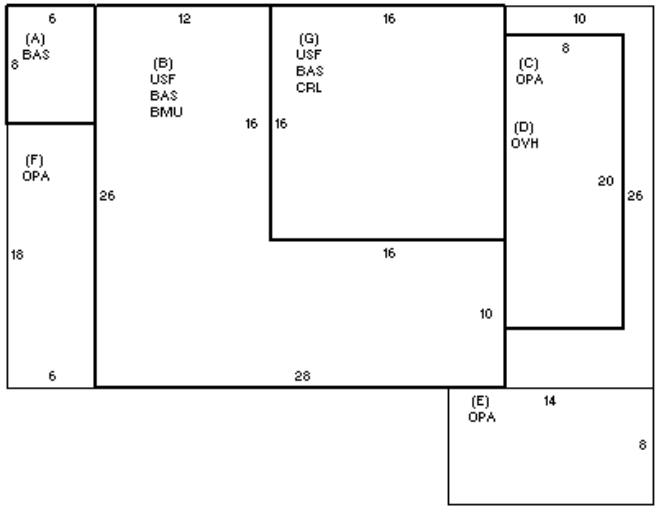
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07594	10/01/2007	4	DETACH.STRUC	7,000	10/02/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,830	1 1.00	100 1.00	100 1.00	848,520	1.98	A 1.00	BVG 3.60			648,130

TOTAL	16,814 SF	ZONING	1	FRNT	125
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	648,100	573,600
BUILDING	296,500	262,400
DETACHED	16,100	15,400
OTHER	0	0
TOTAL	**960,700**	**851,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	21 X 29		609	35.32	16,100

PHOTO 12/11/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2022	NMP
LIST	12/11/2017	EST
REVIEW	11/1/2018	DB

YEAR BLT	1910	SIZE ADJ	1.010
NET AREA	1,664	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	4	VINYL	1.00
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
+	BAS	L	BASE AREA	776	1910	216.67	168,135
B	BMU	N	BSMT UNFINISHED	472		48.35	22,822
+	USF	L	UPPER STORY FIN	728	1910	114.21	83,148
+	OPA	N	OPEN PORCH	480		61.82	29,673
D	OVH	L	OVERHANG	160	1910	190.23	30,436
G	CRL	N	BSMT CRAWL	256		35.98	9,212
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	361,626

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$296,500