

Key: 5298

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.440

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DRUGAN RICHARD F & LEE W DRUGAN 53 RUSSELL RD BOURNE, MA 02532-3582				26.1-66-0				53 RUSSELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRUGAN RICHARD F &				03/30/1995	QS	110,000	9609-73				

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	%
181060	12/06/2018	15	INSULATE/WEA	5,700			100	100
09081	03/18/2009	4	DETACH.STRUC		06/30/2009	TL	100	100

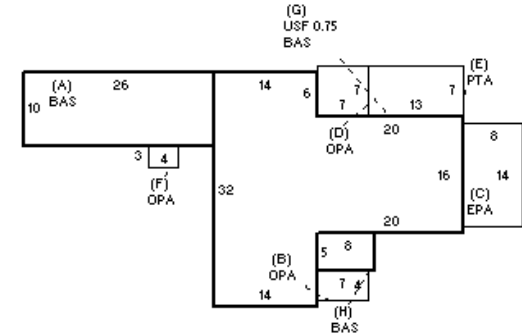
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,625 7		1.00	100 1.00	518,540	4.01	A	1.00	BVG	2.20	364,300

TOTAL	7,623 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE Waterview from epa	LAND	364,300	322,400			
Infl1	AVG		BUILDING	235,300	208,200			
N_Index	AVG		DETACHED	12,500	12,000			
			OTHER	0	0			
			TOTAL	612,100	542,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+	1.10 10 0.90	12 X 26	2009	312	44.66	12,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2008	TL
MODEL	1		RESIDENTIAL	LIST	5/29/2008	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/29/2008	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1926	SIZE ADJ	1.010
NET AREA	1,644	DETAIL ADJ	1.000
\$NLA(RCN)	\$188	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.75	1.00
ROOMS	7		1.00
BEDROOMS	4		1.00
BATHROOMS	1		1.00
FIXTURES	8		1.00
GARAGE CAPACITY	1		1.00
% BSMT FINISH	0		1.00
# OF HALF BATHS	1		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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,068	1926	197.76	211,212
+	OPA	N	OPEN PORCH	89		74.04	6,589
C	EPA	N	ENCLOSED PORCH	112		84.75	9,492
E	PTA	N	PATIO	91		14.99	1,364
G	USF	L	UPPER STORY FIN	576	1926	113.36	65,293
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	309.607
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	\$235,300