

Key: 5501

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.643

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TORPEY STEPHEN H ETUX KARI L TORPEY 230 SHORE RD BOURNE, MA 02532				26.2-82-0				230 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TORPEY STEPHEN H ETUX				05/29/2015	O	385,000	28904-205				
JONES BARBARA				07/29/2010	F		24714-54/55				
JONES KENDALL G &					XX		01115-0551				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-89	02/28/2023	3	ALT/RENO		03/28/2023	TL	100 100
20297	04/07/2020	9	DECK	3,000	03/28/2023	TL	100 100
H24	04/07/2020	9	DECK	25,000	03/28/2023	TL	100 100
16949	10/27/2016	10	WOODSTOVE	6,000			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00 R07 1.25	270,490
300	A	0.675	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00 R07 1.25	13,750

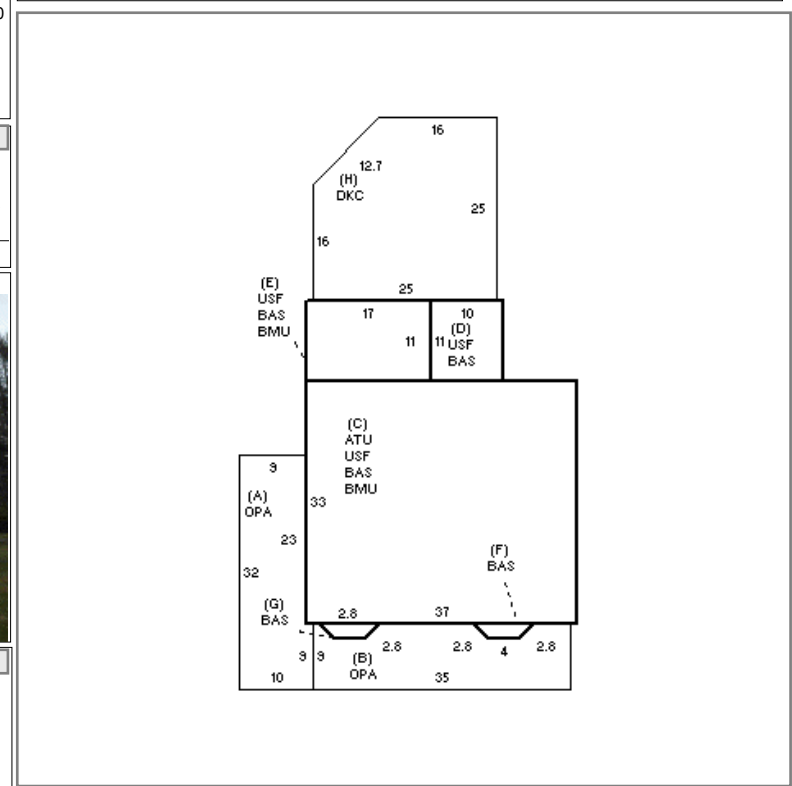
TOTAL	1.593 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	6-2019 Per BC , change to 109. combined from Map 26.2 pcl 147			LAND	284,200	251,500
Inf1	AVG			BUILDING	668,100	536,500			
N_Index	AVG			DETACHED	3,300	0			
						OTHER	128,100	48,200	
						TOTAL	1,083,700	836,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 16		192	19.14 3,300



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2016	SW
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/2/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,060	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	612		80.55	49,295
\$NLA(RCN)	\$284	OVERALL	1.310	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,408		43.72	61,562
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,408	1890	142.29	200,349
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	1,221		54.66	66,737
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	110	2015	251.08	27,619
				INT. FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	110	2015	142.29	15,652
				HEATING/COOLING	10	HOT/COOL WATER	1.05	+	BAS	L	BASE AREA	1,432	1890	251.08	359,547
				FUEL SOURCE	1	OIL	1.00	H	DKC	N	DECK-COMPOSITE	585		85.93	50,271
				USE	0		1.00		BSF	N	BSMT SEMI-FIN	300		33.56	10,068
									F21	O	FPL 2S 1OP	1		12,056.20	12,056
									FIX	O	XTRA FIXTURES	5		2,914.62	14,573



CAPACITY			UNITS	ADJ
STORIES			2.5	1.00
ROOMS			8	1.00
BEDROOMS			4	1.00
BATHROOMS			2	1.00
FIXTURES			10	1.00
GARAGE CAPACITY			0	1.00
% BSMT FINISH			0	1.00
# OF HALF BATHS			1	1.00
# OF UNITS			1	1.00

TOTAL RCN	867,727	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$668,100	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TORPEY STEPHEN H ETUX KARI L TORPEY 230 SHORE RD BOURNE, MA 02532				26.2-82-0				230 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

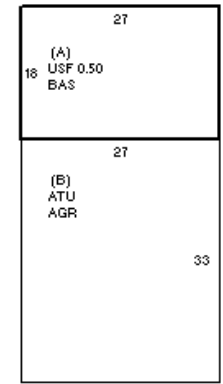
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	128,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2016	SW
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	8/2/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	168,607				
NET AREA	729	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	486	1900	166.11	80,731	CONDITION ELEM	CD				
\$NLA(RCN)	\$231	OVERALL	0.750	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	243	1900	84.18	20,455	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	891		42.21	37,607	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	891		31.63	28,185	KITCHEN	A				
				FLOOR COVER	5	VINYL	1.00		FIX	O	XTRA FIXTURES	1		1,629.50	1,630	BATHS	A				
				INT. FINISH	1	PLASTER	1.00									HEAT	A				
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	1995 / 27		
																		COND	24 24 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	24	% GD	76
																		RCNLD	\$128,100		