

Key: 5511

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.654

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROSE CHARLES L & BONNY L ROSE 175 SHORE ROAD BOURNE, MA 02532-4117				26.2-94-0				175 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSE CHARLES L &				01/06/1989	QS	125,000	6586-191				

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	%
181021	11/27/2018	3	ALT/RENO		06/09/2023	SL	100	100
950159	04/13/1995	3	ALT/RENO	2,000			100	100
		6	FENCE	850	05/02/1997	JS	100	100

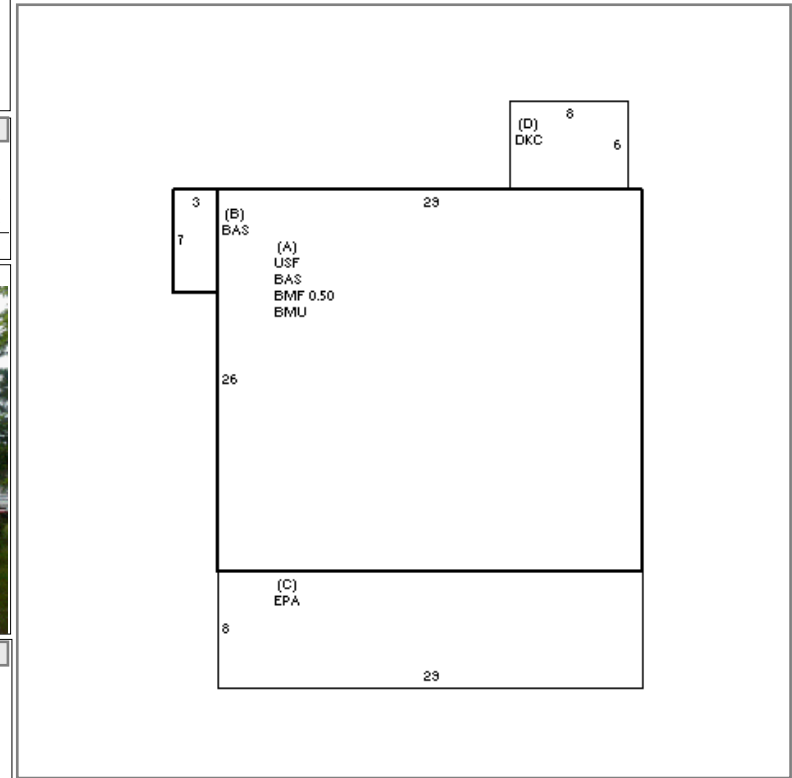
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,500 6		1.00	100 1.00	294,625	1.09	A	1.00	R07 1.25		261,670

TOTAL	35,501 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE shared driveway w/ 171	LAND	261,700	231,600			
Infl1	AVG		BUILDING	267,900	234,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	529,600	466,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	6 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/9/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,529	DETAIL ADJ	1.000
\$NLA(RCN)	\$219	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		6	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		50	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	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	754		48.35	36,457
A	BMF	N	BSMT FINISH	377		61.37	23,138
A	USF	L	UPPER STORY FIN	754	1900	114.21	86,117
+	BAS	L	BASE AREA	775	1900	216.67	167,918
C	EPA	N	ENCLOSED PORCH	232		68.52	15,897
D	DKC	N	DECK-COMPOSITE	48		65.96	3,166
	FIX	O	XTRA FIXTURES	1		2,237.40	2,237

TOTAL RCN	334,931
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$267,900