

Key: 5547

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.689

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BOURNE GEORGIA TR PHINNEYS COVE REALTY TRUST 4 OLDE FORGE LN BUZZARDS BAY, MA 02532				26.2-138-0				4 OLDE FORGE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOURNE GEORGIA TR PHINNEY				12/04/2013	F	1	27864-89				
BOURNE-DALY GEORGIA				07/25/2012	QS	300,000	26529-140				
POLLOCK DUNCAN				07/16/2012	F		26504-133+4				

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 %
19481	05/29/2019	3	ALT/RENO	2,380			100 100
950459	09/14/1995	3	ALT/RENO	2,000	08/12/1996	JS	100 100
900601	11/06/1990	1	NEW CONSTRUC	75,000	02/01/1992	HS	100 100

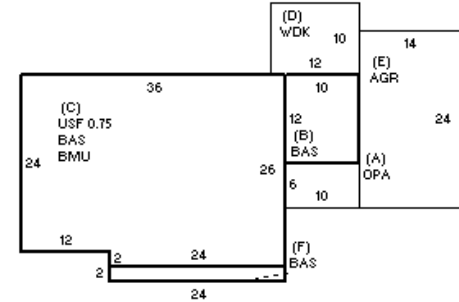
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,125 6		1.00	100 1.00	294,625	1.70	A	1.00	R07	1.25	231,510

TOTAL	20,125 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	231,500	204,900
Infl1	AVG		BUILDING	346,000	306,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	577,500	511,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/01/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2013	TL
MODEL	1		RESIDENTIAL	LIST	6/27/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/27/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416.871
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	60		90.21	5,413		
\$NLA(RCN)	\$236	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,080	1990	225.97	244,051		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	912		42.92	39,148		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	684	1990	128.00	87,550		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	120		46.52	5,582		
				INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	336		82.16	27,607		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,506.93	7,521		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83

RCNLD	\$346,000
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