

Key: 5554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.696

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION							
RODMAN BRUCE & MERCEDES E TRS C/O FRISCIA JOSEPH J TRUST & 90 OLD DAM RD BOURNE, MA 02532				26.2-145-0				90 OLD DAM RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
FRISCIA JOSEPH J TRUST & RODMAN BRUCE & MERCEDES E				02/10/2023	QS	2,100,000	35633-342								
				03/29/2016	F	10	29540-85								
RODMAN BRUCE ETUX				01/27/2009	QS	1,316,240	23399-186								
CD	T	AC/SF/UN	Nbhd	Infl1	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	659,960	1.00	A	1.00	BSP	2.80	605,900
300	A	4,562	6	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	BSP	2.80	208,210

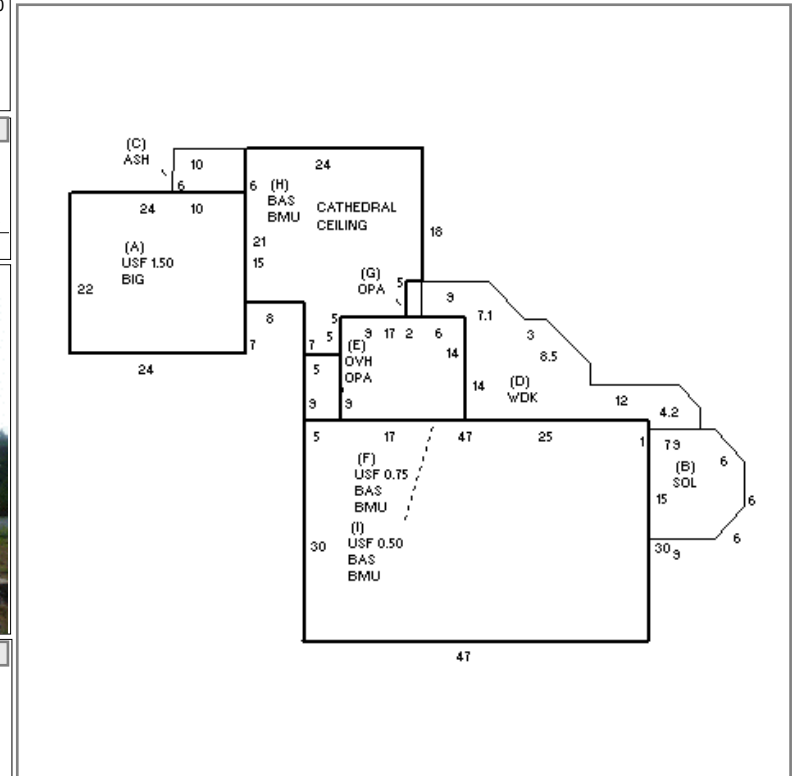
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
PL-23-289	10/30/2023	3	ALT/RENO	15,000			0 0
B-23-45	03/16/2023	2	ADDITIONS	160,000	06/23/2023	SL	0 0
PL-22-90	03/23/2022	3	ALT/RENO	2,500	03/08/2023	TL	100 100
EXB-21-743	10/12/2021	3	ALT/RENO	21,480			100 100
		4	DETACH.STRUC		01/24/2018	DB	100 100

TOTAL	5.480 Acres	ZONING	1	FRNT	641	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N	47,650 upland	LAND		814,100	720,200	
Infl1	AVG	O	190,960 wetlands;google maps shows a structure in the	BUILDING		1,061,200	933,900	
N_Index	AVG	T	water;Chapter 91 license for saltmarsh walkway; 10/29/18	DETACHED		31,800	30,300	
		E	BC added BDW	OTHER		0	0	
				TOTAL		1,907,100	1,684,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	V	1.30	10 0.90 3 X 50		150	235.56	31,800



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2019	TL
MODEL	1		RESIDENTIAL	LIST	2/7/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/23/2023	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1995	SIZE ADJ	0.985
NET AREA	4,213	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		20	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		3	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	528		121.98	64,407
+	USF	L	UPPER STORY FIN	1,969	1995	161.75	318,494
B	SOL	N	SOLARIUM	177		149.11	26,393
C	ASH	N	ATT SHED	60		37.11	2,226
D	WDK	N	WOOD DECK	355		33.23	11,798
+	OPA	N	OPEN PORCH	55		119.23	6,558
E	OVH	L	OVERHANG	45	1995	281.77	12,680
+	BMU	N	BSMT UNFINISHED	2,199		44.71	98,307
+	BAS	L	BASE AREA	2,199	1995	267.39	587,985
	F21	O	FPL 2S 1OP	2		13,705.10	27,410
	FIX	O	XTRA FIXTURES	15		3,313.25	49,699

TOTAL RCN	1,205,956
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0 uc
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,061,200