Key: 5587

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,728

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRUSCOTT BRENDAN & ELISABETH TRUSCOTT 3 BANGOR RD BOSTON, MA 02132	26.3-33-2	17 WARREN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRUSCOTT BRENDAN &	06/14/2021	QS	810,000	34205-313
GAY SHARON TRAVERS	03/25/1998	A	187,500	11310-142

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	%
14754	09/11/2014	3	ALT/RENO	7,000			100	100
13700	10/09/2013	15	INSULATE/WEA	2,000	06/04/2014		100	100
02271	05/13/2002	9	DECK	1,500	02/27/2004	TL	100	100
990504	08/10/1999	2	ADDITIONS	32,000	12/03/1999	MS	100	100
940163	05/02/1994	4	DETACH.STRUC	1,230	04/11/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,400	7 1.00	100 1.00	100 1.00	424,260	3.02	A 1.00	BGD 1.80			305,900

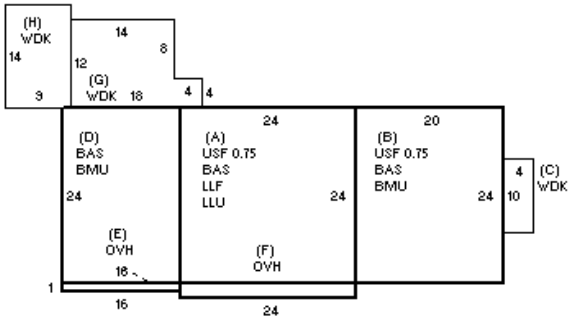
TOTAL	10,411 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	305,900	270,700
BUILDING	548,600	485,500
DETACHED	0	0
OTHER	0	0
TOTAL	**854,500**	**756,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 12			0.00	

PHOTO 02/09/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/2/2021	RP
LIST	7/2/2021	EST
REVIEW	7/2/2021	RP

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,872	DETAIL ADJ	1.000
$NLA(RCN)	$191	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	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	LLU	N	LOWER LEVEL UNF	576		41.50	23,902
A	LLF	L	LOWER LEVEL FIN	576	1986	70.62	40,678
+	BAS	L	BASE AREA	1,056	1986	209.96	221,722
+	USF	L	UPPER STORY FIN	792	1986	124.45	98,561
+	BMU	N	BSMT UNFINISHED	864		41.73	36,059
+	WDK	N	WOOD DECK	350		24.45	8,556
D	BAS	L	BASE AREA	384	1999	209.96	80,625
+	OVH	L	OVERHANG	64	1986	207.26	13,265
	BMG	O	BSMT GARAGE	1		8,158.00	8,158
	FIX	O	XTRA FIXTURES	4		2,437.23	9,749
	GFP	O	GAS FIREPLACE	1		7,324.80	7,325

TOTAL RCN	548,599

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$548,600