Key: 5605

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,746

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHILSON PETER T & RUTH F CHILSON 3 AGAWAM POINT BOURNE, MA 02532-3539	26.3-43-0	3 AGAWAM POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHILSON PETER T &		XX		04524-00203

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	%
		3	ALT/RENO		03/13/2023	SL	100	100
16686	08/15/2016	14	SOLAR	32,193	09/02/2016		100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,010	7 1.00	100 1.00	100 1.00	424,260	3.13	A 1.00	BGD 1.80			304,800

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

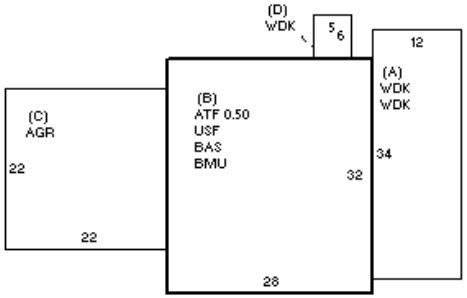
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	304,800	269,800
BUILDING	388,000	333,700
DETACHED	0	0
OTHER	0	0
TOTAL	**692,800**	**603,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/4/2022	RP
LIST	2/4/2022	EST
REVIEW	3/13/2023	SL

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,792	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	33	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	846		25.14	21,272
B	BMU	N	BSMT UNFINISHED	896		42.93	38,461
B	BAS	L	BASE AREA	896	1987	233.44	209,158
B	USF	L	UPPER STORY FIN	896	1987	126.72	113,543
B	ATF	N	ATTIC FINISH	448		73.08	32,738
C	AGR	N	ATT GARAGE	484		72.75	35,213
	BMF	N	BSMT FINISH	300		68.78	20,634
	F32	O	FPL 3S 2OP	1		11,326.60	11,327
	FIX	O	XTRA FIXTURES	6		2,506.95	15,042

TOTAL RCN	497,388

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$388,000