

Key: 5626

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.768

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LAND

CURRENT OWNER		PARCEL ID		LOCATION								
CABRAL STEVEN & JOAN 80 ROCKY POINT RD BOURNE, MA 02532		26.3-62-0		80 ROCKY POINT RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
CABRAL STEVEN & JOAN		10/12/2018	QS	2,197,500	(217547)							
BRUCE KATHARINE F TRS		10/18/2016	F	1	(171393)							
BRUCE WILLIAM LANE & KATH		11/25/2003	F		(171393)							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 7	1.00	100	1.00	2,144,870	1.00	A	1.00	BSB	9.10	1,969,180
300	A	1.602 7	1.00	100	1.00	148,330	1.00	A	1.00	BSB	9.10	237,620

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 %
H761	10/20/2020	1	NEW CONSTRUC	1,695,000			100 100
19496-A	06/05/2019	5	DEMOLITIONS		06/15/2020		100 100
19496-B	06/05/2019	1	NEW CONSTRUC	1,695,000	12/23/2020	RP	100 100
09393	08/25/2009	3	ALT/RENO	34,000	10/09/2009	TL	100 100

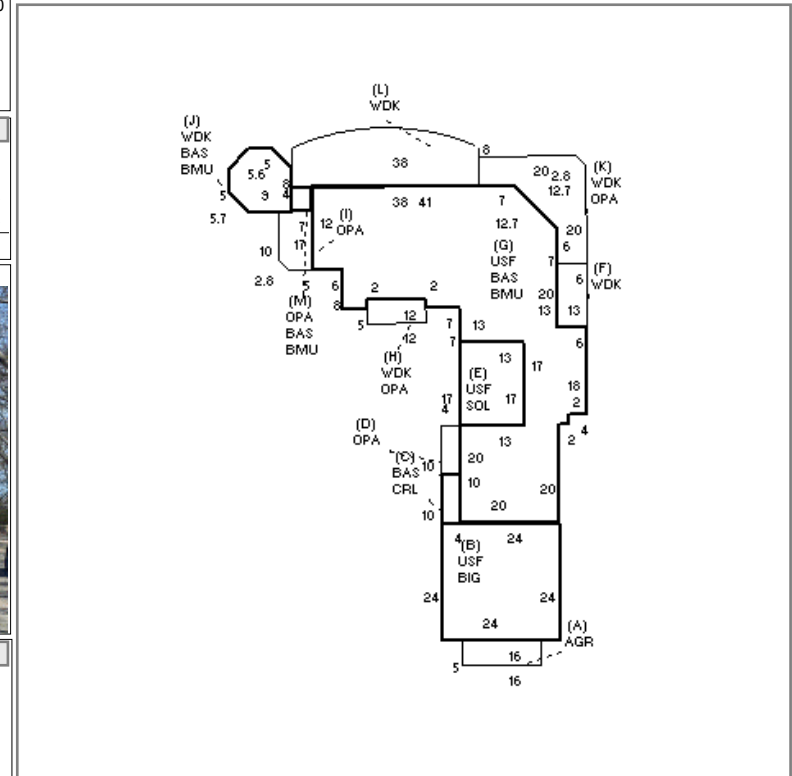
DET
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TOTAL	2.520 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	2,206,800	1,952,700
Infl1	AVG					BUILDING	2,717,800	2,405,000
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	4,924,600	4,357,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	4/30/2020	TL
MODEL	1		RESIDENTIAL	LIST	4/30/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/23/2020	RP
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,717,793	
NET AREA	4,820	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	80		279.55	22,364			
\$NLA(RCN)	\$564	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	B	BIG	N	BUILT-IN GARAGE	576		255.67	147,268			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,706	2019	282.53	764,523			
				ROOF COVER	2	WOOD SHINGLES	1.02	C	CRL	N	BSMT CRAWL	40		111.69	4,468			
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,114	2019	560.44	1,184,768			
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	468		191.92	89,816			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	SOL	N	SOLARIUM	221		281.22	62,150			
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	955		69.65	66,520			
				USE	0		1.00	+	BMU	N	BSMT UNFINISHED	2,074		93.70	194,336			
									F21	O	FPL 2S 1OP	1		28,725.70	28,726			
									FIX	O	XTRA FIXTURES	16		6,944.60	111,114			
									GFP	O	GAS FIREPLACE	2		20,870.10	41,740			
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD	100
																RCNLD	\$2,717,800	