

Key: 563

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 561

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FITZSIMONS CHRISTOPHER P & MEGAN FITZSIMONS 28 BLACK BROOK RD S EASTON, MA 02375				4.1-166-0				131 CLARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITZSIMONS CHRISTOPHER P				07/21/2020	V	450,224	33091-117				
FITZSIMONS DEVELOPMENT CO				07/01/2016	V	410,000	29773-208				
HAROLD ELINOR J ET ALS TR				09/09/1997	F	1	10942-55				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,000	1	1.00	100	1.00	100	1.00	294,625	4.35	A	1.00	R05	1.25			205,760

TOTAL	7,013 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	CONTINUOUS PCL 167			LAND	205,800	182,100
Infl1	AVG		LAND	450,200	342,600			
N_Index	AVG		DETACHED	17,300	13,700			
			OTHER	0	0			
					TOTAL	673,300	538,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90		640	26.10	15,000
PTD	A	1.00	10 0.90	18 X 40	720	3.53	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2021	NMP
MODEL	1		RESIDENTIAL	LIST	12/18/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/25/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.005
NET AREA	2,202	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	1,237		35.73	44,204
B	ASH	N	ATT SHED	30		27.81	834
C	USF	L	UPPER STORY FIN	702	1930	121.63	85,381
D	DKC	N	DECK-COMPOSITE	252		70.23	17,699
+	BAS	L	BASE AREA	952	1930	205.20	195,355
F	OPA	N	OPEN PORCH	40		91.14	3,645
+	BAS	L	BASE AREA	117	2017	205.20	24,009
+	BAS	L	BASE AREA	431	2019	205.21	88,444
F21	O		FPL 2S 1OP	1		9,853.40	9,853
FIX	O		XTRA FIXTURES	4		2,381.98	9,528

TOTAL RCN	478,953
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$450,200
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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	%	
EXB-23-406	06/29/2023	3	ALT/RENO	4,500				0	0
		12	CYCLICAL		12/18/2017	BC	100	100	
17020	01/09/2017	3	ALT/RENO	48,000	04/09/2018	TL	100	100	

