

Key: 5666

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.805

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHABOT LEON G 315 SHORE ROAD BOURNE, MA 02532				26.4-24-0				315 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHABOT LEON G				06/07/2019	F	1 (219624)					
CHABOT LEON &				08/30/2006	QS	372,500 (180976)					
ENNEGUESS DANIEL J &				07/16/2002	A	165,000 (165940)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15209	04/09/2015	3	ALT/RENO	9,000	05/06/2015		100	100
02187	04/03/2002	4	DETACH.STRUC	3,718	02/27/2004	TL	100	100

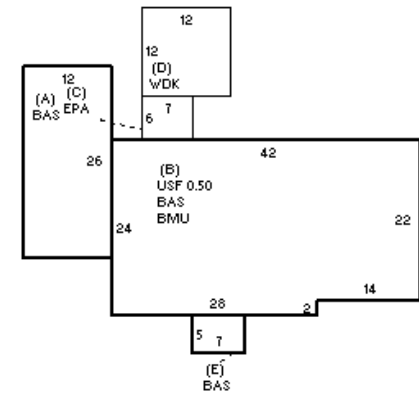
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,050	9	1.00	100	1.00	100	1.00	271,055	1.78	A	1.00	BAV	1.15			211,050

TOTAL	19,036 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	211,100	186,800
Infl1	AVG		BUILDING	257,100	227,500			
N_Index	AVG		DETACHED	3,300	3,100			
			OTHER	0	0			
						TOTAL	471,500	417,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70	P 0.40	8 X 8		0.00	
SHF	A	1.00	10 0.90	12 X 20	240	15.23	3,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/8/2011	JB
MODEL	1		RESIDENTIAL	LIST	2/8/2011	JB
STYLE	13	0.85	CONVERSION [100%]	REVIEW	3/1/2011	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1945	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,242		
NET AREA	1,817	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,327	1945	174.67	231,791	CONDITION ELEM	CD		
\$NLA(RCN)	\$186	OVERALL	0.920	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	980		33.88	33,206	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	490	1945	102.24	50,099	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	42		106.48	4,472	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	144		36.72	5,287	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,450.30	7,450	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		1,978.90	5,937	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$257,100