

Key: 5677

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.816

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FENTON GREGORY C 310B SHORE RD BOURNE, MA 02532				26.4-35-0				310-B SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FENTON GREGORY C				01/13/2003	A	200,000	16230-25				
FENTON GREGORY C &				07/19/1996	QS	340,000	10309-53				

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 %
19472	05/29/2019	3	ALT/RENO	2,284	04/26/2022	TL	100 100
18841	09/28/2018	2	INSULATE/WEA	6,000	04/21/2022	TL	100 100
13858	12/05/2013	9	DECK		02/25/2015		100 100
11437	07/28/2011	3	ALT/RENO		03/12/2012		100 100

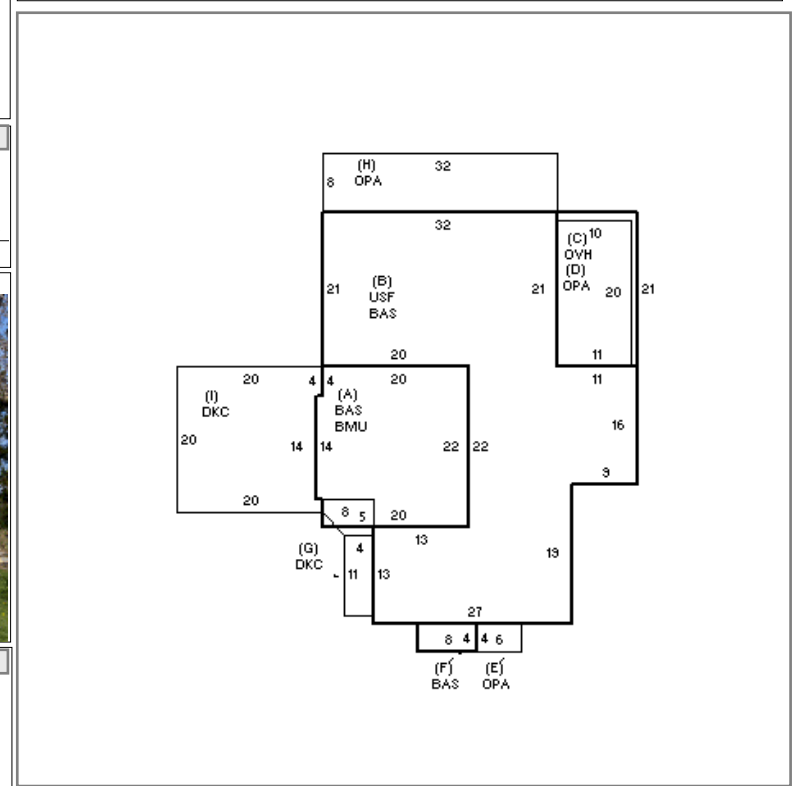
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	37,500 9	1.00	100	1.00	100	1.00	659,960	1.05	A	1.00	BVG 2.80	594,910

TOTAL	37,505 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE Great views; sandy beach	LAND	594,900	526,500	BUILDING	660,300	584,400
Infl1	AVG		DETACHED	40,300	43,200	OTHER	0	0
N_Index	AVG		TOTAL	1,295,500	1,154,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	50 0.50		668	31.31	10,500
WDK	G	1.20	10 0.90 EST.		1,400	21.96	27,700
SHF	G	1.20	10 0.90 10 X 12		120	19.71	2,100



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	4/21/2022	TL
MODEL	1		RESIDENTIAL	LIST	4/21/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/21/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,667	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	454		50.72	23,027
\$NLA(RCN)	\$196	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,961	1900	195.16	382,706
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	1,475	1900	114.56	168,975
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OVH	L	OVERHANG	231	1900	199.55	46,096
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	480		64.85	31,127
				INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	461		69.19	31,895
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,706.40	9,706	
				FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	1		10,160.30	10,160	
				USE	0		1.00	FIX	O	XTRA FIXTURES	6		2,346.62	14,080	

TOTAL RCN	717,771
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0 uc
ECON	0
DEPR	8 % GD 92
RCNLD	\$660,300