

Key: 5688

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.828

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CURRENT OWNER				PARCEL ID				LOCATION				
BOYAR DAMIAN D ETUX MEREDITH CARTMILL 44 COUNTY RD BOURNE, MA 02532				27.0-5-0				44 COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOYAR DAMIAN D ETUX				06/24/2016	QS	300,000	29752-153					
CHAGNON CHRISTOPHER & MODOONO MARGARET &				03/19/2009	QS	290,000	23542-297					
				03/19/2009	N		23542-295					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,630	6	1.00	100	1.00	100	1.00				174,450

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TOTAL	25,613 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E			LAND	174,500	163,000	
Infl1	AVG				BUILDING	295,700	264,500	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
						TOTAL	470,200	427,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	1/17/2013	TL
MODEL	1		RESIDENTIAL	LIST	1/17/2013	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	10/26/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,549	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	8		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	3	FOUN. WALL	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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	534		51.61	27,558
+	USF	L	UPPER STORY FIN	637	2000	121.90	77,651
+	BAS	L	BASE AREA	572	1940	222.32	127,166
+	BAS	L	BASE AREA	340	2000	222.32	75,589
E	CRL	N	BSMT CRAWL	92		38.41	3,534
F	PTA	N	PATIO	176		15.82	2,785
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	321,445
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE 2011 / 11	
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$295,700

