

Key: 5714

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.856

LEGALS

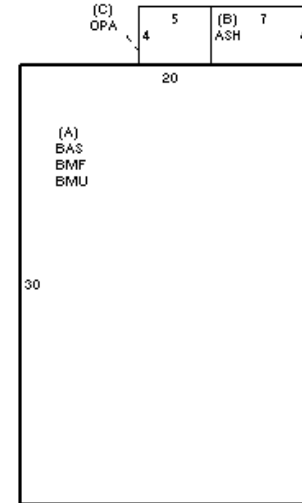
CURRENT OWNER				PARCEL ID				LOCATION			
COMTOIS PAUL & NICOLE JOYCE & MARC C CAMERON PO BOX 3036 BOURNE, MA 02352				27.0-28-0				125 OLD DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COMTOIS PAUL & NICOLE JOY				11/29/2018	F	10 31692-142					
COMTOIS MARY E				06/07/2012	F	10 26394-102					
COMTOIS MARY E ETVIR				11/24/2003	F	1 17957-331					

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	%
200787	12/18/2000	4	DETACH.STRUC	800	10/04/2001	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	17,524 6		1.00	100 1.00	294,625	1.91	A	1.00	R07	1.25	226,410

TOTAL	17,511 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	226,400	200,400			
Infl1	AVG		BUILDING	143,700	127,100			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	371,900	329,200			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 10 0.90	10 X 12		120	16.42	1,800	04/22/2021



BUILDING	CD	ADJ	DESC	MEASURE	4/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/22/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,022		
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	600		45.54	27,326	CONDITION ELEM	CD		
\$NLA(RCN)	\$315	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	600		43.35	26,010	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	600	1955	214.84	128,902	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ASH	N	ATT SHED	28		24.59	689	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	20		94.04	1,881	BATHS	A		
				INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	2		2,106.95	4,214	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	1	OIL	1.00									ELECT	A		
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$143,700