

Key: 5730

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.873

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
POIRIER RYAN M ETUX ELIZABETH G PIORIER 207 COUNTY ROAD BOURNE, MA 02532		27.0-47-0		207 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POIRIER RYAN M ETUX		02/05/2007	F	10	21755-227
POIRIER CYNTHIA J		04/01/1994	N	76,000	9127-135

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 %
13204	04/03/2013	3	ALT/RENO	3,500	05/14/2013		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	6	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R03	0.90	194,750
300	A	0.920	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R03	0.90	13,500

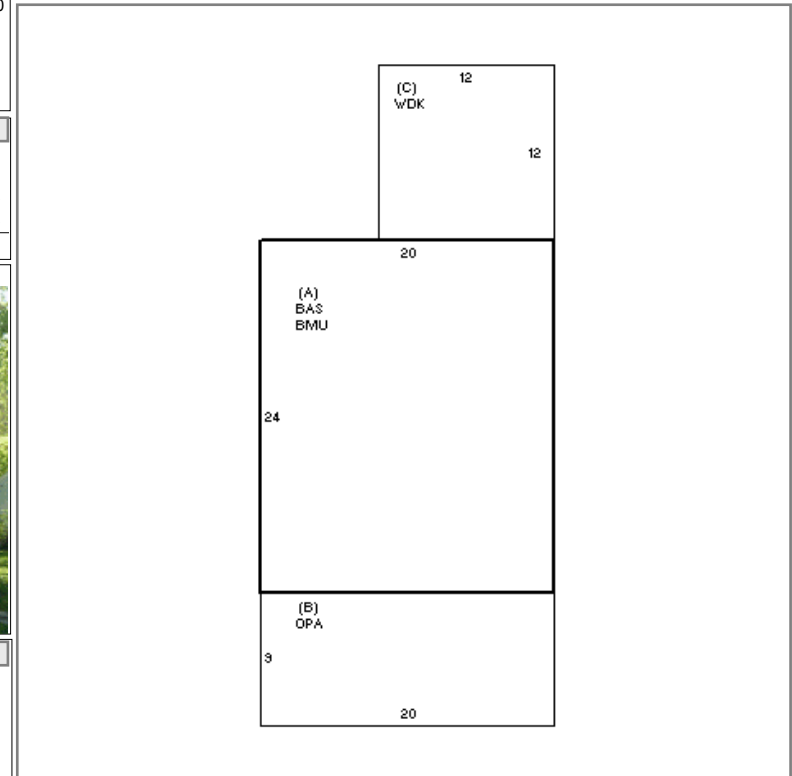
TOTAL	1.838 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE 50,935 UPLAND 29,135 WETLAND	LAND	208,300	194,500			
Infl1	AVG		BUILDING	147,400	130,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>355,700</b>	<b>324,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/8/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/8/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	1.020
NET AREA	720	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		3	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		5	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	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	480		49.30	23,664
A	BAS	L	BASE AREA	480	1989	232.56	111,627
B	OPA	N	OPEN PORCH	180		70.00	12,600
C	WDK	N	WOOD DECK	144		42.32	6,094
	USF	L	UPPER STORY FIN	240	1989	117.85	28,283
	MST	O	MAS/METAL STACK	1		4,274.40	4,274

TOTAL RCN	186,543
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$147,400