Key: 5790

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,934

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALDRICH LLOYD S 88 WATERHOUSE RD BOURNE, MA 02532	27.0-68-3	88 WATERHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALDRICH LLOYD S	08/18/2004	QS	365,000	18950-90
BROCKWAY JESSICA L	07/03/2003	QS	289,500	17203-348
FOSTER TRAVIS G &	10/15/2999	QS	139,000	12605-341

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	%
EXB-21-312	05/04/2021	3	ALT/RENO	11,328			100	100
19540	06/14/2019	3	ALT/RENO	81,160			100	100
17815	10/04/2017	3	ALT/RENO	2,483			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,500	6 1.00	100 1.00	100 1.00	212,130	1.22	A 1.00	R04 0.90			181,340

TOTAL	30,492 SF	ZONING	1	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

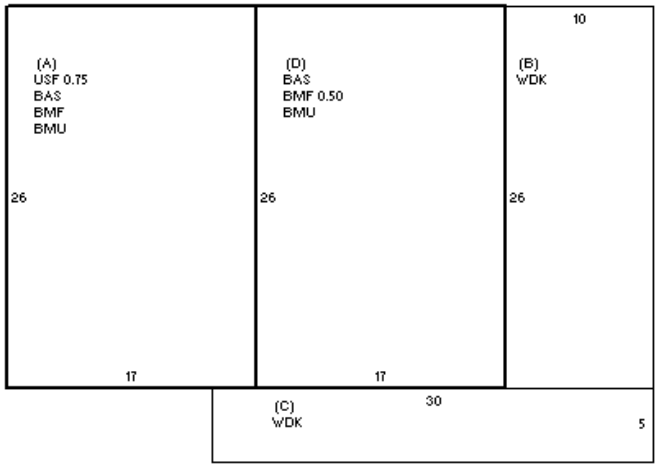
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	181,300	178,300
BUILDING	327,800	290,000
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**510,400**	**469,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10X10		100	16.90	1,300

PHOTO 08/01/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/10/2018	KT
LIST	5/10/2018	EST
REVIEW	4/6/2021	TL

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,216	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	884		43.30	38,281
A	BMF	N	BSMT FINISH	442		52.03	22,998
+	BAS	L	BASE AREA	884	1985	235.50	208,179
A	USF	L	UPPER STORY FIN	332	1985	130.67	43,382
+	WDK	N	WOOD DECK	410		25.37	10,401
D	BMF	N	BSMT FINISH	221		69.39	15,335
	F21	O	FPL 2S 1OP	1		10,461.10	10,461
	FIX	O	XTRA FIXTURES	6		2,529.08	15,175

TOTAL RCN 364,211

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2009 / 13

COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90

RCNLD $327,800