

Key: 5792

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.936

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CURRENT OWNER		PARCEL ID	LOCATION			
JOYCE KATHERINE SPENCER 6 GREAT ROCK RD BOURNE, MA 02532-8304		27.0-68-5	6 GREAT ROCK RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
JOYCE KATHERINE SPENCER		01/13/1995	S	105,000	9520-243	
ELDAN CONST CO		08/20/1993	B	93,355	N/A-N/A	
MOUSETTE ARTHUR &		08/10/1990	G	140,000	N/A-N/A	

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	1.00	R04	0.90	194,750
300	A	0.014	6	1.00	100	1.00	100	1.00	1.00	R04	0.90	210

TOTAL	40,598 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	195,000	191,700			
Infl1	AVG		BUILDING	286,500	253,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	481,500	445,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/11/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/11/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.010
NET AREA	1,666	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	4	VINYL	1.00
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
+	WDK	N	WOOD DECK	194		38.51	7,471
B	BMU	N	BSMT UNFINISHED	952		40.14	38,218
B	BAS	L	BASE AREA	952	1994	218.31	207,835
B	USF	L	UPPER STORY FIN	714	1994	119.71	85,470
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	358,068
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$286,500

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-23-793	11/21/2023	15	INSULATE/WEA	808				
980426	08/03/1998	6	FENCE	1,200	01/13/1999	JS	100	100
940181	05/06/1994	1	NEW CONSTRUC	75,000	04/24/1997	JS	100	100

