

Key: 5796

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.940

LEG
AL
LAND

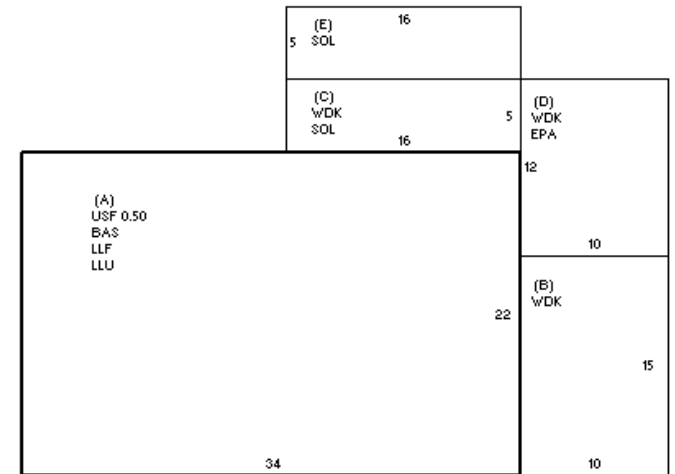
CURRENT OWNER				PARCEL ID				LOCATION				
BEAN MICHAEL P & MARY ANNE GAUTHIER				27.0-69-0				73 OFF COUNTY RD				
73 COUNTY ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532				BEAN MICHAEL P & ELDRIDGE MARGARET M				09/15/2000	QS	267,500	13241-7	
								05/01/1996	XX		10177-310	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-153	03/22/2022	3	ALT/RENO	62,298	05/11/2023	SL	100	100
14881	10/20/2014	2	ADDITIONS		05/01/2015	TL	100	100
13840	11/26/2013	14	SOLAR	41,063	05/01/2015	TL	100	100
13500	08/01/2013	4	DETACH.STRUC	5,000	05/01/2015	TL	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	R04	0.90	194,750
200	A	0.918	6	1.00	100	1.00	100	1.00	84,780	1.00	A	1.00	R04	0.90	77,830
300	A	8.810	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	129,240

TOTAL	10.646 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	401,800	394,900
Infl1	AVG					BUILDING	265,900	224,900
N_Index	AVG					DETACHED	76,900	69,000
						OTHER	422,000	237,000
						TOTAL	1,166,600	925,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	S	3.00	50 0.50	26X30 + 14X1	1,032	133.80	69,000
OSH	S	3.00	50 0.50	18X18 ATTCH	324	30.88	5,000
SHF	A	1.00	10 0.90	10X20	200	15.95	2,900



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/11/2023	EST
STYLE	19	0.90	LOG CABIN [100%]	REVIEW	7/20/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	324,247
NET AREA	1,870	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	748		35.37	26,460	CONDITION ELEM	CD
\$NLA(RCN)	\$173	OVERALL	0.920	EXT COVER	14	OTHER	1.00	A	LLF	L	LOWER LEVEL FIN	748	1987	60.20	45,032	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	748	1987	201.25	150,537	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	374	1987	107.35	40,150	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	350		20.84	7,294	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	C	SOL	N	SOLARIUM	80		106.90	8,552	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	D	EPA	N	ENCLOSED PORCH	120		80.26	9,632	ELECT	A
				FUEL SOURCE	2	GAS	1.00	E	SOL	N	SOLARIUM	80		106.90	8,552		
				USE	0		1.00	A	F21	O	FPL 2S 1OP	1		8,594.60	8,595		
									FIX	O	XTRA FIXTURES	7		2,077.74	14,544		
									KIT	O	EXTRA KITCHEN	1		4,900.70	4,901		
																EFF.YR/AGE	2001 / 21
																COND	18 18 %
																FUNC	0 uc
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$265,900

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12/18/2023 6:02 pm SEQ #: 5.941

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
BEAN MICHAEL P & MARY ANNE GAUTHIER		27.0-69-0	73 OFF COUNTY RD			
73 COUNTY ROAD		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOURNE, MA 02532						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

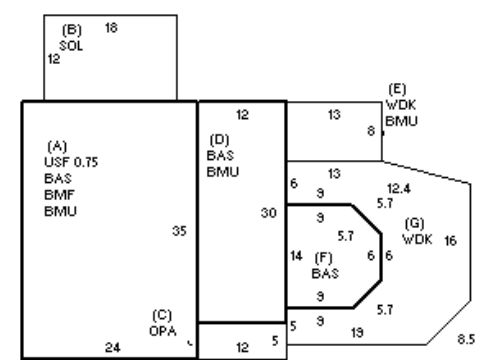
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	422,000	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/11/2023	EST
STYLE	19	0.90	LOG CABIN [100%]	REVIEW	7/20/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,996	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$258	OVERALL	0.970	EXT COVER	14	OTHER	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	2	1.00		INT. FINISH	5	OTHER	1.00
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	13	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	65	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,655
+	BMU	N	BSMT UNFINISHED	1,304		32.86	42,853	CONDITION ELEM	CD
A	BMF	N	BSMT FINISH	840		35.70	29,991	EXTERIOR	A
A	USF	L	UPPER STORY FIN	630	2013	111.85	70,467	INTERIOR	A
B	SOL	N	SOLARIUM	216		88.71	19,162	KITCHEN	A
C	OPA	N	OPEN PORCH	60		78.83	4,730	BATHS	A
+	BAS	L	BASE AREA	1,366	1940	193.37	264,149	HEAT	A
+	WDK	N	WOOD DECK	527		21.97	11,580	ELECT	A
	BMF	N	BSMT FINISH	552		45.07	24,880		
	BMG	O	BSMT GARAGE	2		7,332.45	14,665		
	F22	O	FPL 2S 2OP	1		9,485.50	9,486		
	FIX	O	XTRA FIXTURES	8		2,190.71	17,526		
	KIT	O	EXTRA KITCHEN	1		5,167.10	5,167		
								EFF.YR/AGE	2001 / 21
								COND	18 18 %
								FUNC	0
								ECON	0
								DEPR	18 % GD 82
								RCNLD	\$422,000