Key: 5797

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,942

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PISARRO SEAN W ETUX ELISABETH E PISARRO 16 GREAT ROCK RD BOURNE, MA 02532	27.0-69-1	16 GREAT ROCK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PISARRO SEAN W ETUX	10/19/2007	QS	391,500	22415-224
CARSON GEORGE E JR & JOYC	04/01/2004	F	1	18398-255
CARSON GEORGE E JR &	09/25/1987	XX		5969-10

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

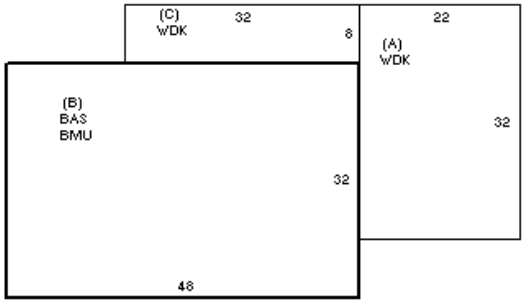
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16957	11/01/2016	10	WOODSTOVE	5,541			100	100
12854	11/30/2012	3	ALT/RENO	17,059			100	100
08253	05/27/2008	9	DECK	500	06/16/2009		100	100
910616	12/04/1991	10	WOODSTOVE	300	03/01/1992	HS	100	100
890209	04/24/1989	1	NEW CONSTRUC	65,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,830	6 1.00	100 1.00	100 1.00	212,130	1.39	A 1.00	R04 0.90			174,740

TOTAL	25,830 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,700	171,800
BUILDING	320,400	283,600
DETACHED	4,800	4,600
OTHER	0	0
TOTAL	**499,900**	**460,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12 X 16		192	15.95	2,300
HTB	A 1.00	10 0.90			1	2,826.30	2,500

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/22/2021	RP
LIST	4/22/2021	EST
REVIEW	4/22/2021	RP

YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$264	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
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	960		21.97	21,094
B	BMU	N	BSMT UNFINISHED	1,536		32.86	50,478
B	BAS	L	BASE AREA	1,536	1989	188.72	289,869
	BSF	N	BSMT SEMI-FIN	1,536		13.13	20,162
	F12	O	FPL 1S 2OP	1		8,661.50	8,662
	FIX	O	XTRA FIXTURES	7		2,190.66	15,335

TOTAL RCN	405,599

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			$320,400