

Key: 5800

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.944

LEGAL

LAND

DETACHED

BUILDING

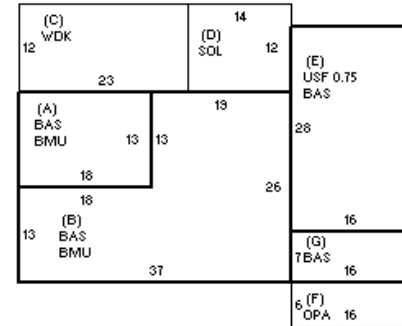
CURRENT OWNER				PARCEL ID				LOCATION			
BILODEAU ROBERT W ETUX CHERYL F BILODEAU PO BOX 452 MONUMENT BEACH, MA 02553				27.0-70-1				71 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BILODEAU ROBERT W ETUX				02/13/2001	A	410,000	14958-204				
BILODEAU ROBERT W &				07/30/1980	F	2,200	3130-229				

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-21-355	05/19/2021	3	ALT/RENO	9,692	06/02/2022	SL	100 100
10503	08/25/2010	3	ALT/RENO	9,300	06/02/2022	SL	100 100
09371	08/10/2009	4	DETACH.STRUC				100 100
02770	11/19/2002	2	ADDITIONS	65,000	07/05/2006	TL	100 100
920104	03/09/1992	2	ADDITIONS	2,000	08/22/1996	JS	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	0.752	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R03	0.90		11,030

TOTAL	1.670 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE Changed to 109 , 2 dwellings on lot with living area	LAND	205,800	192,200			
Infl1	AVG		BUILDING	420,000	371,700			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	178,500	159,900			
			TOTAL	805,700	725,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
GHD	A	1.00	A 0.75 7X9 ATT TO S	2009	63	29.06	1,400



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/2/2022	EST
STYLE	19	0.90	LOG CABIN [100%]	REVIEW	6/2/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	531,692
NET AREA	2,902	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	962		35.22	33,886	CONDITION ELEM	CD
\$NLA(RCN)	\$183	OVERALL	0.920	EXT COVER	1	WOOD SHINGLE	1.02	C	WDK	N	WOOD DECK	276		25.02	6,905	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	D	SOL	N	SOLARIUM	168		92.59	15,555	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,410	1984	177.22	249,876	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	336	1984	106.29	35,714	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	96		69.42	6,664	HEAT	A
				HEATING/COOLING	5	ELECTRIC BB	0.98	G	BAS	L	BASE AREA	112	2010	177.22	19,848	ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00	USF	L	UPPER STORY FIN	1,044	1984	100.43	104,853			
				USE	0		1.00	BMF	N	BSMT FINISH	375		56.44	21,166			
								F11	O	FPL 1S 1OP	1		7,745.40	7,745			
								F22	O	FPL 2S 2OP	1		8,907.50	8,908			
								FIX	O	XTRA FIXTURES	10		2,057.19	20,572			
																EFF.YR/AGE	1998 / 24
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$420,000

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LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
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TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

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	%

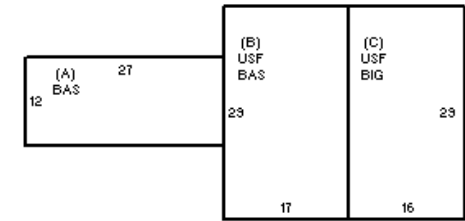
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER	178,500	
		TOTAL			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/2/2022	EST
STYLE	19	0.90	LOG CABIN [100%]	REVIEW	6/2/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2003	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	210,057		
NET AREA	1,774	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	817	2003	138.20	112,908	CONDITION ELEM	CD		
\$NLA(RCN)	\$118	OVERALL	0.690	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	957	2003	75.02	71,795	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	464		54.64	25,353	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	13	NONE	0.80									ELECT	A		
				FUEL SOURCE	8	NONE	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		2	1.00																
ROOMS		3	1.00																
BEDROOMS		0	1.00																
BATHROOMS		1	1.00																
FIXTURES		5	1.00																
GARAGE CAPACITY		2	1.00																
% BSMT FINISH		0	1.00																
# OF HALF BATHS		0	1.00																
# OF UNITS		1	1.00																
																	EFF.YR/AGE	2004 / 18	
																	COND	15 15 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	15 % GD 85	
																	RCNLD	\$178,500	