Key: 5838

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,996

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN CLARE F 106-C WATERHOUSE ROAD BOURNE, MA 02532	27.0-90-10	106-C WATERHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN CLARE F	03/16/2018	QS	299,000	(215639)
MARCUS JOSH D ETUX	06/12/2006	QS	268,500	(180291)
CAMPANA LAURIE A	08/20/1993	XX		(131106)

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	%
		3	ALT/RENO		10/15/2020	TL	100	100
		12	CYCLICAL		08/20/2018	DB	100	100
18465	06/07/2018	15	INSULATE/WEA	1,276			100	100
18396	05/14/2018	15	INSULATE/WEA	1,200			100	100
18087	02/05/2018	3	ALT/RENO	1,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,108	6 1.00	100 1.00	100 1.00	212,130	4.28	A 1.00	R04 0.90			148,300

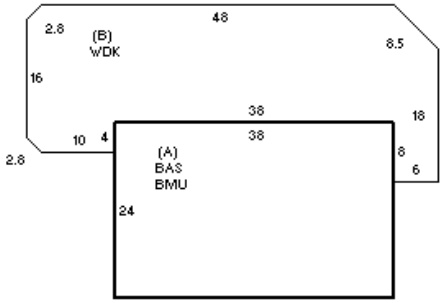
TOTAL	7,100 SF	ZONING		FRNT	0
Nbhd	BOURNE	NOTE	over looks golf course		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	148,300	145,800
BUILDING	243,500	217,900
DETACHED	0	0
OTHER	0	0
TOTAL	**391,800**	**363,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/01/2003



BLDG COMMENTS

BUILDING

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

MEASURE	8/20/2018	TL
LIST	8/20/2018	EST
REVIEW	10/15/2020	TL

YEAR BLT	1993	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		36.82	33,582
A	BAS	L	BASE AREA	912	1993	200.25	182,626
B	WDK	N	WOOD DECK	970		21.57	20,922
	BMF	N	BSMT FINISH	912		35.05	31,964
	FIX	O	XTRA FIXTURES	5		2,150.48	10,752

TOTAL RCN 279,847

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

EFF.YR/AGE 2006 / 16

COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87

RCNLD $243,500