

Key: 5920

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.078

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEDUC FLEMING ELISE N TRS ELISE N LEDUC FLEMING REV LIV 104 WATERHOUSE RD BOURNE, MA 02532				27.0-139-0				104 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEDUC FLEMING ELISE N TRS				09/22/2021	F	1 (227639)					
LEDUC ELISE				03/30/2017	QS	310,000 (212452)					
GIBBONS DIANE E				05/27/2004	QS	349,900 (173165)					

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	%
B-22-198	07/14/2022	9	DECK	10,000			0	0
19589	07/08/2019	15	INSULATE/WEA	2,611			100	100
17236	04/12/2017	6	FENCE	2,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	33,600	6	1.00	100	1.00	100	1.00	212,130	1.14	A	1.00	R04	0.90				185,720

TOTAL	33,585 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE OVERLOOKING GOLF COURSE	LAND	185,700	182,600			
Infl1	AVG		BUILDING	286,100	253,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			471,800	435,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2016	TL
MODEL	1		RESIDENTIAL	LIST	3/26/2016	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/27/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	468		53.47	25,022
\$NLA(RCN)	\$235	OVERALL	1.150	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	900	1983	230.33	207,298
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	468	1983	127.80	59,811
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	CRL	N	BSMT CRAWL	432		29.84	12,890
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	WDK	N	WOOD DECK	688		24.81	17,069
				INT. FINISH	2	DRYWALL	1.00		USF	L	UPPER STORY FIN	192	1983	127.80	24,538
				HEATING/COOLING	9	WARM-COOL AIR	1.03		BMF	N	BSMT FINISH	224		67.86	15,202
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	2		2,473.40	4,947
				USE	0		1.00								

TOTAL RCN	366,777
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1997 / 25	
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$286,100

