Key: 6187

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,345

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANGEL SCOTT E 25 CENTRAL BLVD BOURNE, MA 02532	30.2-65-0	25 CENTRAL BLVD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANGEL SCOTT E	02/06/2015	QS	215,000	(205524)
COOK BARRY J	02/06/2015	F		(182670)
COOK FRANCES E &	03/27/2007	F	1	(182670)

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	%
EXB-20-501	12/07/2020	10	WOODSTOVE	500			100	100
171033	12/20/2017	3	ALT/RENO	150			100	100
12038	01/17/2012	10	WOODSTOVE	2,933			100	100
990628	10/07/1999	3	ALT/RENO	6,000	08/11/2000	TL	100	100

LAND

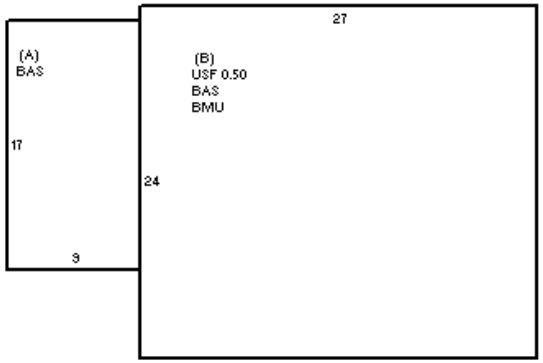
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	9 1.00	100 1.00	100 1.00	271,055	4.59	A 1.00	BAV 1.15			188,580

TOTAL	6,621 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	188,600	166,900
BUILDING	206,300	182,600
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**396,700**	**351,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800

PHOTO 10/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/6/2016	TL
LIST	4/6/2016	EST
REVIEW	4/30/2018	TL

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,125	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	801	1960	219.39	175,735
B	BMU	N	BSMT UNFINISHED	648		50.93	33,000
B	USF	L	UPPER STORY FIN	324	1960	121.74	39,443
	F21	O	FPL 2S 1OP	1		9,745.80	9,746

TOTAL RCN	257,923

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$206,300