Key: 6240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,396

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LELAND JAMES C & MARY E LELAND 25 BROOKS RD RFD #1 BUZZARDS BAY, MA 02532-3706	30.2-131-0	25 BROOKS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LELAND JAMES C &	07/16/1985	X	58,000	(102550)

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	%
900402	08/13/1990	4	DETACH.STRUC	500	11/15/1991	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	11,520	9 1.00	100 1.00	100 1.00	271,055	2.75	A 1.00	BAV 1.15			197,450

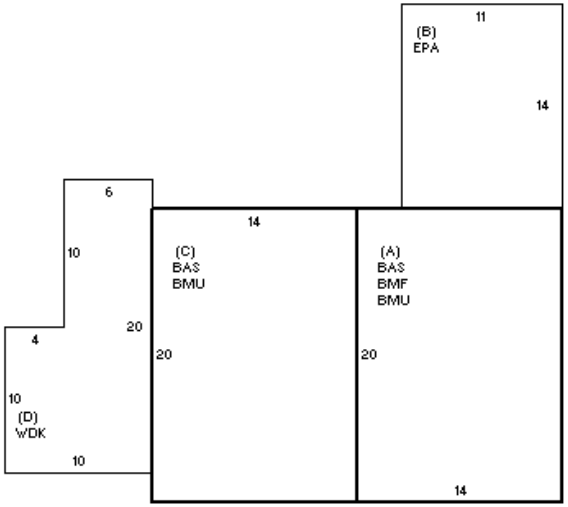
TOTAL	11,500 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	197,500	174,800
BUILDING	155,100	137,200
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	354,400	313,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	15X10		150	16.42	1,800

PHOTO 08/05/2008



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	8/5/2008	JH
LIST	8/5/2008	JH
REVIEW	8/16/2008	KEO

YEAR BLT	1978	SIZE ADJ	1.020
NET AREA	560	DETAIL ADJ	1.000
$NLA(RCN)	$326	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-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
+	BMU	N	BSMT UNFINISHED	560		46.48	26,030
A	BMF	N	BSMT FINISH	280		59.00	16,521
A	BAS	L	BASE AREA	280	1978	219.27	61,395
B	EPA	N	ENCLOSED PORCH	154		74.52	11,475
C	BAS	L	BASE AREA	280	1978	219.27	61,395
D	WDK	N	WOOD DECK	160		35.32	5,651

TOTAL RCN 182,467

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

EFF.YR/AGE 2004 / 18

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $155,100