Key: 6243

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.399

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIERCE BAILEY ETUX COURTNEY PIERCE 41 BROOKS RD BOURNE, MA 02532	30.2-136-0	41 BROOKS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIERCE BAILEY ETUX	07/16/2014	QS	300,000	(203939)
COADY JAMES M & LUCILE S	10/24/1994	F	100	(135347)
COADY JAMES M &	09/12/1989	QS	172,000	N/A-N/A

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	%
16091	02/11/2016	14	SOLAR	20,107			100	100
141079	12/23/2014	10	WOODSTOVE	3,827	04/08/2015		100	100
12563	08/21/2012	4	DETACH.STRUC	12,000			100	100
09187	05/14/2009	3	ALT/RENO	9,500	09/15/2009	TL	100	100
930431	08/24/1993	3	ALT/RENO	9,000	04/06/1994	JS	100	100

LAND

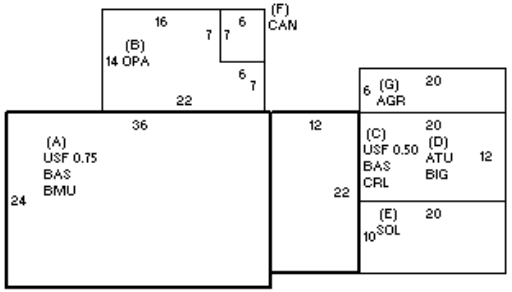
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	9 1.00	100 1.00	100 1.00	271,055	2.09	A 1.00	BAV 1.15			205,180

TOTAL	15,812 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	205,200	181,600
BUILDING	355,400	314,500
DETACHED	0	0
OTHER	0	0
TOTAL	**560,600**	**496,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/16/2009

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	9/15/2009	TL
LIST	9/15/2009	TL
REVIEW	2/24/2017	TL

YEAR BLT	1958	SIZE ADJ	1.010
NET AREA	1,908	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		40.14	34,685
+	BAS	L	BASE AREA	1,128	1958	211.34	238,387
+	USF	L	UPPER STORY FIN	780	1958	119.70	93,370
B	OPA	N	OPEN PORCH	266		64.79	17,235
C	CRL	N	BSMT CRAWL	264		37.71	9,957
D	BIG	N	BUILT-IN GARAGE	240		97.48	23,394
D	ATU	N	ATTIC UNF	240		46.53	11,168
E	SOL	N	SOLARIUM	200		105.52	21,103
F	CAN	N	CANOPY	42		15.02	631
G	AGR	N	ATT GARAGE	120		94.38	11,325
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	480,328

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

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$355,400