

Key: 6258

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.414

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CLOUTIER KRIS J ETUX PATRICIA HALL-CLOUTIER & FRANCIS N HALL PO BOX 490 MONUMENT BEACH, MA 02553		30.2-153-0		404 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CLOUTIER KRIS J ETUX PATR		10/14/2014	QS	341,000	28443-254
ORPHANOS DAMON D		06/29/2004	QS	320,000	18775-285
DUPRE HARMINA		10/01/2002	X	15679-21	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-308	08/25/2021	9	DECK	28,585	06/29/2022	SL	100 100
B-21-309	08/25/2021	3	ALT/RENO	62,103	06/29/2022	SL	100 100
18997	11/13/2018	1	NEW CONSTRUC	130,000	07/02/2019	TL	100 100
18549	06/26/2018	5	DEMOLITIONS		12/20/2018	TL	100 100
16215	03/28/2016	4	DETACH.STRUC	4,989	04/18/2018	BC	100 100

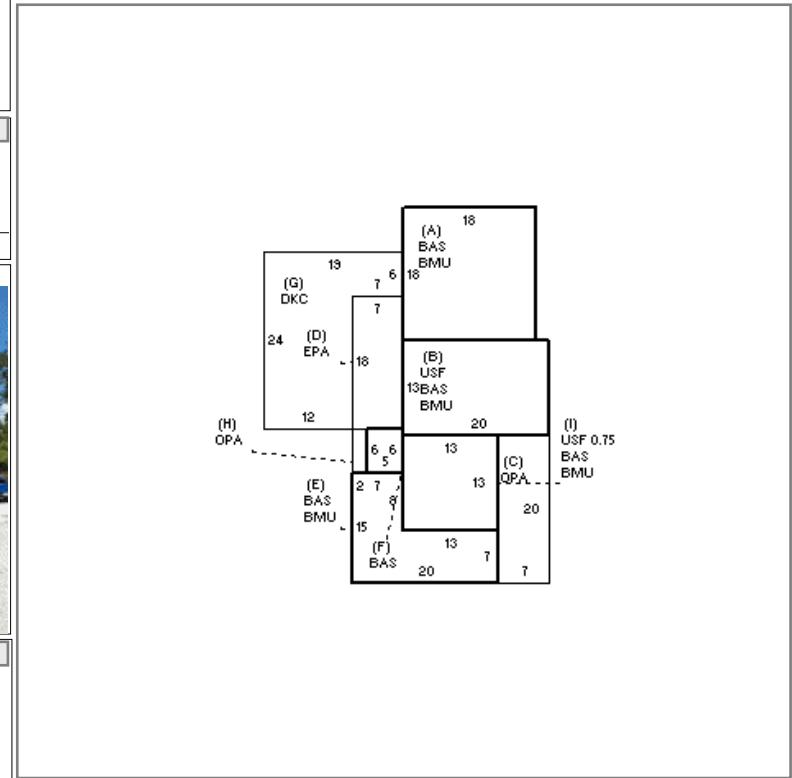
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000 9		1.00 100	1.00 100	271,055	2.06	A	1.00	BAV	1.15	205,540

TOTAL	15,987 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	Walking distance to Monument Beach			LAND	205,500	181,900
Infl1	AVG		BUILDING	350,100	309,800			
N_Index	AVG		DETACHED	3,300	3,100			
			OTHER	182,100	161,200			
			TOTAL	741,000	656,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 16		192	19.14	3,300



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	VER
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/7/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,366	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	949		42.36	40,200
\$NLA(RCN)	\$279	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	949	1900	230.36	218,615
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	387	1900	127.82	49,467
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	152		75.93	11,541
				FLOOR COVER	1	HARDWOOD	1.02	D	EPA	N	ENCLOSED PORCH	126		95.57	12,042
				INT. FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	30	2007	230.36	6,911
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	DKC	N	DECK-COMPOSITE	330		72.94	24,070
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,233.10	10,233
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,473.97	7,422

TOTAL RCN	380,501	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE	2011 / 11		
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8 % GD	92	
RCNLD	\$350,100		

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LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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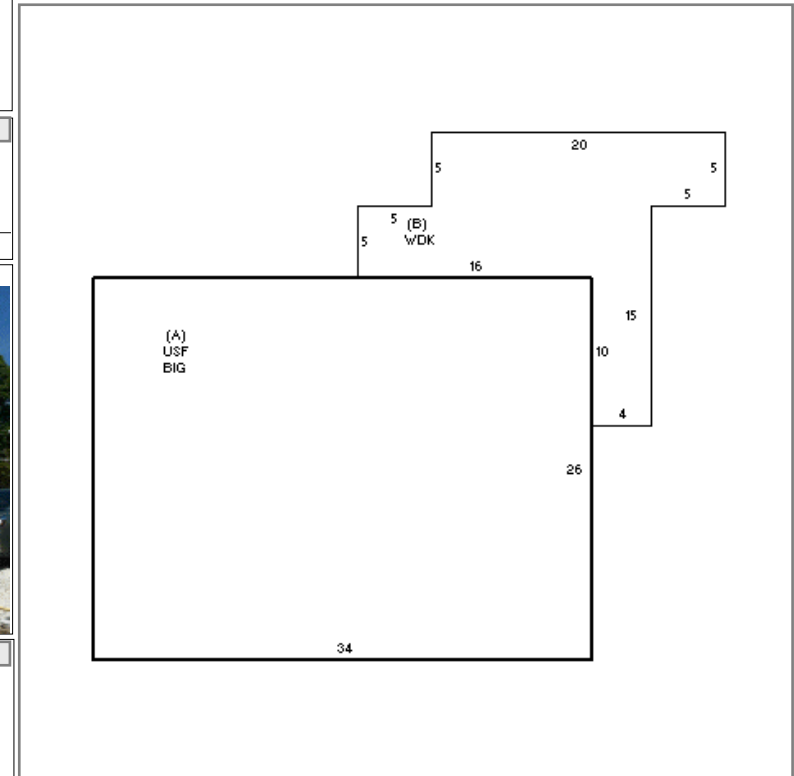
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	182,100	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	7/7/2022	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	884	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$206	OVERALL	0.770	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	2	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	9	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	3	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	884		74.21	65,604
A	USF	L	UPPER STORY FIN	884	2019	114.14	100,900
B	WDK	N	WOOD DECK	240		27.46	6,591
	FIX	O	XTRA FIXTURES	4		2,257.90	9,032

TOTAL RCN	182,127
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$182,100