Key: 6269

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,426

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRETSCHL LORNA F 25 STEPHEN RD BUZZARDS BAY, MA 02532-3753	30.2-164-0	25 STEPHEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRETSCHL LORNA F	07/03/1998	H	92,000	(149230)

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-20-366	10/16/2020	6	FENCE	8,800			100	100
13751	10/28/2013	3	ALT/RENO				100	100
11478	08/15/2011	6	FENCE	1,000	05/21/2013		100	100
920456	08/19/1992	2	ADDITIONS	1,800	03/31/1993	JS	100	100
910070	03/12/1991	4	DETACH.STRUC	400	02/01/1992	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	9,800	9 1.00	100 1.00	100 1.00	271,055	3.19	A 1.00	BAV 1.15			194,350

TOTAL	9,801 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	194,400	172,000
BUILDING	204,300	180,800
DETACHED	0	0
OTHER	0	0
TOTAL	398,700	352,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 06/29/2005

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	6/28/2005	TL
LIST	6/28/2005	EST
REVIEW	6/28/2005	TL

YEAR BLT	1968	SIZE ADJ	1.015
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	1	WOOD SHINGLE	1.02
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
A	BMU	N	BSMT UNFINISHED	1,040		37.38	38,877
A	BAS	L	BASE AREA	1,040	1968	196.79	204,666
B	WDK	N	WOOD DECK	80		45.11	3,609
	F11	O	FPL 1S 1OP	1		8,219.70	8,220

TOTAL RCN	255,371

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		$204,300