

Key: 6603

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.768

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SPENCE THOMAS C & LINDA L HENDERSON		31.0-9-0	245 COUNTY RD			
245 COUNTY RD BOURNE, MA 02532		TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		SPENCE THOMAS C & SPENCE THOMAS C		02/02/2017	F	1 30277-177
		SPENCE THOMAS C &		07/18/2011	H	25569-226
		SPENCE THOMAS C &		11/05/2004	F	19217-43

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	%
02336	05/29/2002	2	ADDITIONS	23,500	07/12/2004	JS	100	100
01114	03/14/2001	3	ALT/RENO	4,000	01/02/2003	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,315 9		1.00	100 1.00	223,915	1.56	A	1.00	R03	0.95	179,210

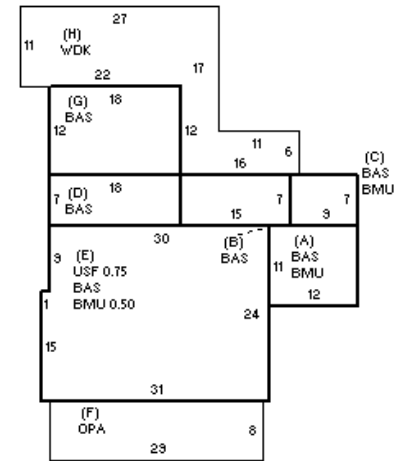
TOTAL	22,303 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	FORMERLY "McQUEEN'S DAIRY"			LAND	179,200	158,600
Infl1	AVG		BUILDING	345,200	305,500			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
<b>TOTAL</b>							<b>526,500</b>	<b>466,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10 X 14	2002	140	16.42	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2010	DB
MODEL	1		RESIDENTIAL	LIST	7/14/2010	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/14/2010	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1870	SIZE ADJ	1.010
NET AREA	1,928	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	563		47.89	26,960
+	BAS	L	BASE AREA	384	2002	195.56	75,094
+	BAS	L	BASE AREA	993	1870	195.56	194,189
E	USF	L	UPPER STORY FIN	551	1870	114.47	63,071
F	OPA	N	OPEN PORCH	232		61.23	14,204
H	WDK	N	WOOD DECK	423		22.22	9,399
	F22	O	FPL 2S 2OP	1		9,592.60	9,593
	FIX	O	XTRA FIXTURES	4		2,215.33	8,861

TOTAL RCN	401,372	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	U	
EFF.YR/AGE 2005 / 17		
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$345,200	