

Key: 6610

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.775

LEGAL

LAND

DETACHED

BUILDING

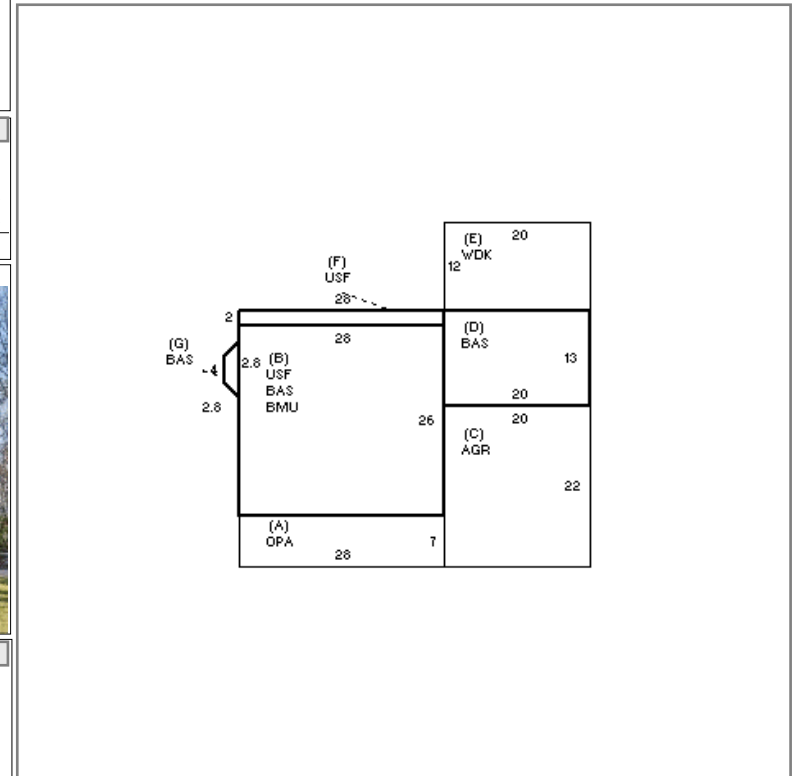
CURRENT OWNER				PARCEL ID				LOCATION			
COURNOYER CHARLES C & MARYANNE M COURNOYER 12 BEACHWOOD ROAD BOURNE, MA 02532				31.0-9-7				12 BEACHWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				06/28/2019	QS	409,000	32123-327				
				06/14/1989	QS	165,000	6771-50				

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-22-763 1169	11/16/2022 01/01/1987	10 1	WOODSTOVE NEW CONSTRUC	3,500	04/10/1990	PMR	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,807 9		1.00	100 1.00	259,270	1.39	A	1.00	R06 1.10		213,520

TOTAL	25,788 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	213,500	189,000	
Infl1	AVG		BUILDING	308,600	273,100			
N_Index	AVG		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	522,500	462,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20 50 0.50	10 X 14		140	5.64	400



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/30/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/30/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	395.678		
NET AREA	1,784	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	196		67.33	13,197	CONDITION ELEM CD			
\$NLA(RCN)	\$222	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	728		47.42	34,523	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	440		63.67	28,015	INTERIOR	A		
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,000	1987	204.29	204,294	KITCHEN	A		
ROOMS	8	1.00		FLOOR COVER	35	WW-VINYL	1.00	E	WDK	N	WOOD DECK	240		26.68	6,404	BATHS	A		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	784	1987	112.02	87,822	HEAT	A		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,260.10	8,260	ELECT	A			
FIXTURES	11	1.00		FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	6		2,193.98	13,164					
GARAGE CAPACITY	2	1.00		USE	0		1.00												
% BSMT FINISH	0	1.00																EFF.YR/AGE	1997 / 25
# OF HALF BATHS	1	1.00																COND	22 22 %
# OF UNITS	1	1.00																FUNC	0
																ECON	0		
																DEPR	22 % GD 78		
																RCNLD	\$308,600		