Key: 6764

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,929

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTELLO FRANCIS J ETUX CAROL A COSTELLO 232 COUNTY RD BOURNE, MA 02532	31.1-25-0	232 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTELLO FRANCIS J ETUX	09/30/2015	QS	239,000	29174-149
BARRY WAYNE R	11/01/2013	F	100	27800-298
BARRY WAYNE R &	11/01/2013	N	130,000	27800-295

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	%
14952	11/12/2014	3	ALT/RENO	14,000	08/17/2015	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	9 1.00	100 1.00	100 1.00	223,915	1.71	A 1.00	R03 0.95			175,760

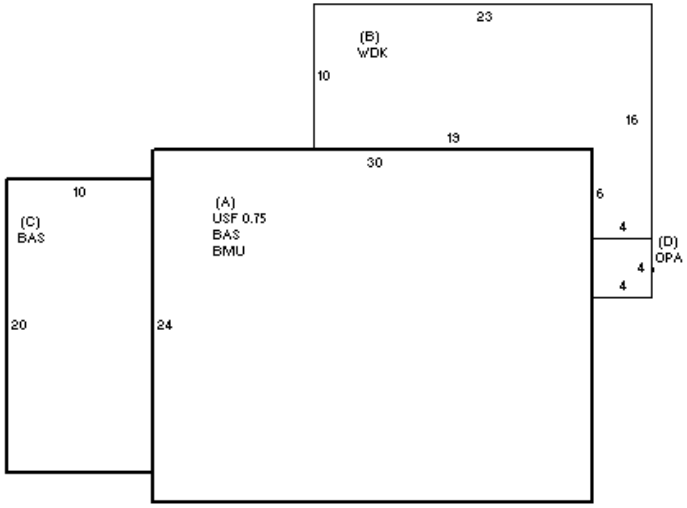
TOTAL	19,994 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,800	155,600
BUILDING	265,900	235,300
DETACHED	0	0
OTHER	0	0
TOTAL	**441,700**	**390,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/28/2008



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	8/17/2015	TL
LIST	8/17/2015	EST
REVIEW	8/17/2015	TL

BLDG COMMENTS

YEAR BLT	1946	SIZE ADJ	1.015
NET AREA	1,460	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		50.93	36,667
A	USF	L	UPPER STORY FIN	540	1946	121.74	65,737
B	WDK	N	WOOD DECK	254		28.65	7,278
+	BAS	L	BASE AREA	920	1946	219.39	201,843
D	OPA	N	OPEN PORCH	16		105.18	1,683
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	4		2,355.98	9,424

TOTAL RCN	332,376

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$265,900