Key: 6794

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,958

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARCHAND PAUL J ETUX KRISTEN M MARCHAND 25 CLIFF RD BOURNE, MA 02532	31.3-20-0	25 CLIFF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARCHAND PAUL J ETUX	10/24/2014	QS	242,000	28466-311
HORSMAN HELEN R	03/07/1997	XX		10641-131

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-23-643	09/27/2023	14	SOLAR	14,780			100	100
B-20-343	11/09/2020	3	ALT/RENO	16,000	03/17/2021		100	100
04477	06/29/2004	3	ALT/RENO	6,650	03/28/2005	TL	100	100

LAND

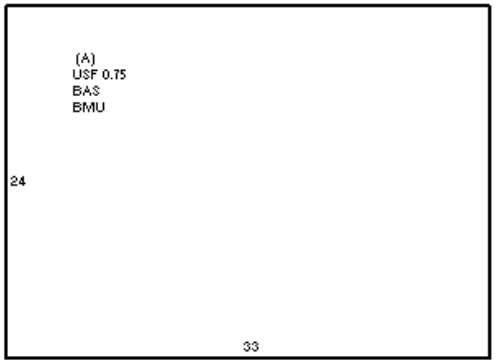
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,962	9 1.00	100 1.00	100 1.00	235,700	1.21	A 1.00	R04 1.00			202,210

TOTAL	30,971 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE: ALSO OWNS CONTIGUOUS PARCELS 19 & 21 WHICH ARE UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	202,200	179,000
BUILDING	250,500	221,700
DETACHED	600	500
OTHER	0	0
TOTAL	**453,300**	**401,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	10 0.90	12 X 12		144	4.70	600
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 08/15/2008

BLDG COMMENTS

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	9/14/2014	TL
LIST	3/17/2021	EST
REVIEW	3/17/2021	TL

YEAR BLT	1964	SIZE ADJ	1.015
NET AREA	1,386	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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	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	792		49.99	39,594
A	BAS	L	BASE AREA	792	1964	224.02	177,426
A	USF	L	UPPER STORY FIN	594	1964	119.50	70,983
	BMF	N	BSMT FINISH	414		47.58	19,700
	BMG	O	BSMT GARAGE	1		7,741.40	7,741
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	329,637

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$250,500