Key: 7134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,288

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEPHERD JOSEPH J JR PO BOX 1049 MONUMENT BEACH, MA 02553-1049	34.0-52-0	494 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEPHERD JOSEPH J JR	01/22/1996	QS	108,500	10022-228
LIZIEWSKI DANIEL	03/07/1989	A	57,500	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

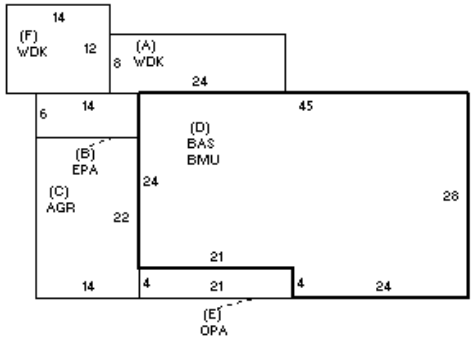
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-319	05/24/2022	3	ALT/RENO	12,000			100	100
15855	09/28/2015	3	ALT/RENO	13,500	04/30/2018	BC	100	100
09125	04/09/2009	4	DETACH.STRUC	2,600	08/26/2009		100	100
960406	08/27/1996	9	DECK	1,000	03/08/1999	JS	100	100
930187	05/12/1993	3	ALT/RENO	3,000	04/15/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,460	9 1.00	100 1.00	100 1.00	223,915	1.55	A 1.00	R03 0.95			179,430

TOTAL	22,477 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	179,400	158,800
BUILDING	246,600	218,300
DETACHED	0	0
OTHER	0	0
TOTAL	**426,000**	**377,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 04/30/2018

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	4/30/2018	BC
LIST	4/30/2018	EST
REVIEW	7/27/2018	DB

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	360		21.03	7,571
B	EPA	N	ENCLOSED PORCH	84		80.18	6,735
C	AGR	N	ATT GARAGE	308		68.72	21,165
D	BMU	N	BSMT UNFINISHED	1,176		35.90	42,221
D	BAS	L	BASE AREA	1,176	1973	189.00	222,264
E	OPA	N	OPEN PORCH	84		70.76	5,944
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN	312,190

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$246,600