

Key: 7254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.406

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FENTON ALEXANDER C PO BOX 25 MONUMENT BEACH, MA 02553		34.2-50-0		468 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FENTON ALEXANDER C FENTON EUGENIE C		01/11/2008	F XX	1 22598-277 01428-1051	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
08502	09/23/2008	3	ALT/RENO		11/14/2008		100 100

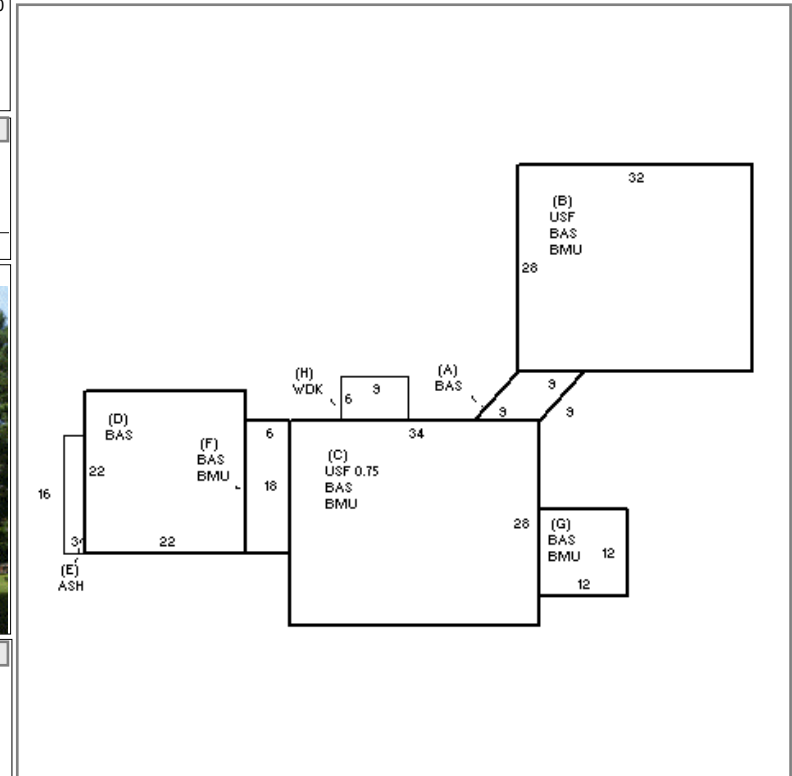
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	2,242	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		34,720

TOTAL	3.160 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE FY12 - RMVD LAND CODE 200	LAND	240,300	212,600			
Infl1	AVG		BUILDING	588,700	520,900			
N_Index	AVG		DETACHED	12,000	11,500			
			OTHER	172,700	152,800			
			TOTAL	1,013,700	897,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
UTB	A	1.00	30 0.70 EST-24 X 48		1,152	14.90	12,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/28/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/9/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1969	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	774,613	
NET AREA	4,254	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,644	1969	183.03	483,927	CONDITION ELEM	CD	
\$NLA(RCN)	\$182	OVERALL	1.130	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	2,100		31.98	67,164	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,610	1969	115.72	186,311	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	2	WOOD SHINGLES	1.02	E	ASH	N	ATT SHED	48		27.66	1,328	KITCHEN	A		
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02	H	WDK	N	WOOD DECK	54		59.73	3,226	BATHS	A		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00		WDK	N	WOOD DECK	400		23.77	9,510	HEAT	A		
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		8,924.40	8,924	ELECT	A		
FIXTURES	11	1.00	FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	6		2,370.43	14,223				
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$588,700	

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


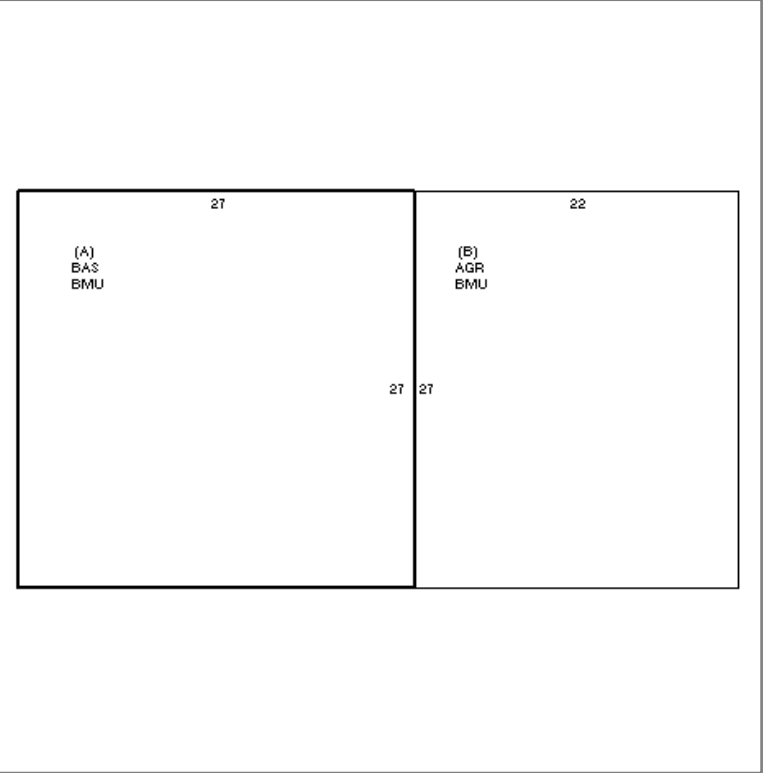
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	172,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/28/2008

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/28/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/9/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1984	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	221,347
NET AREA	729	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,323		30.30	40,093		
\$NLA(RCN)	\$304	OVERALL	0.930	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	729	1984	195.67	142,644		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	594	58.63	34,825		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		3,785.90	3,786		
ROOMS	3	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98										
FIXTURES	5	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$172,700