

Key: 7413

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.570

LEGAL

LAND

DETAILED

BUILDING

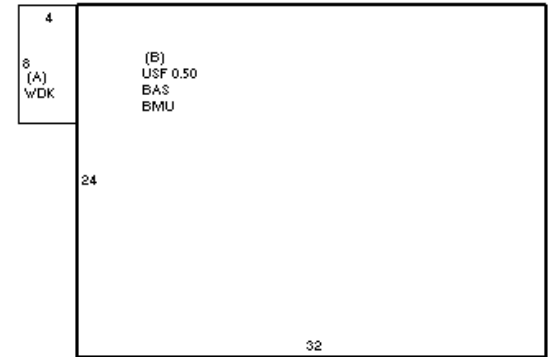
CURRENT OWNER				PARCEL ID				LOCATION			
PETERSEN DAVID C ETUX C/O STORER BRIAN & 44 LONG PLAIN RD MATTAPOISETT, MA 02739				35.1-1-0				31 THOM AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STORER BRIAN & PETERSEN DAVID C ETUX SMITH CHRISTOPHER S &				02/28/2023	QS	429,000	35656-285				
				01/16/2014	QS	247,000	27939-163				
				04/07/1999	F		12182-130				

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	%
15256	04/21/2015	14	SOLAR	13,000	05/06/2015		100	100
06243	04/27/2006	2	ADDITIONS	5,000	01/27/2014	TL	100	100
200526	08/28/2000	4	DETACH.STRUC	1,800	04/25/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	10,500	9	1.00	100	1.00	100	1.00	247,485	2.99	A	1.00	R05	1.05				178,610

TOTAL	10,498 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	178,600	158,100			
Infl1	AVG		BUILDING	219,700	194,400			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	399,300	353,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	32		71.40	2,285
B	BMU	N	BSMT UNFINISHED	768		51.86	39,829
B	BAS	L	BASE AREA	768	1978	232.40	178,482
B	USF	L	UPPER STORY FIN	384	1978	123.97	47,604
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	285,323
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD \$219,700