

Key: 7435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.591

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RODRICK RICHARD E & ROBERT E RODRICK & C J RODRICK 62 THOM AVE BOURNE, MA 02532		35.1-25-0		62 THOM AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RODRICK RICHARD E & ROBER		02/04/2021	F	10	33760-145
RODRICK RICHARD E		12/31/1991	XX		07816-00041

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 %
14858	10/09/2014	14	SOLAR	15,421	11/24/2014		100 100
05361	05/31/2005	4	DETACH.STRUC	1,000	09/06/2007	JB	100 100
980176	04/16/1998	3	ALT/RENO	3,000	01/21/1999	JS	100 100
970703	07/02/1997	8	POOL	12,000	05/06/1998	JS	100 100

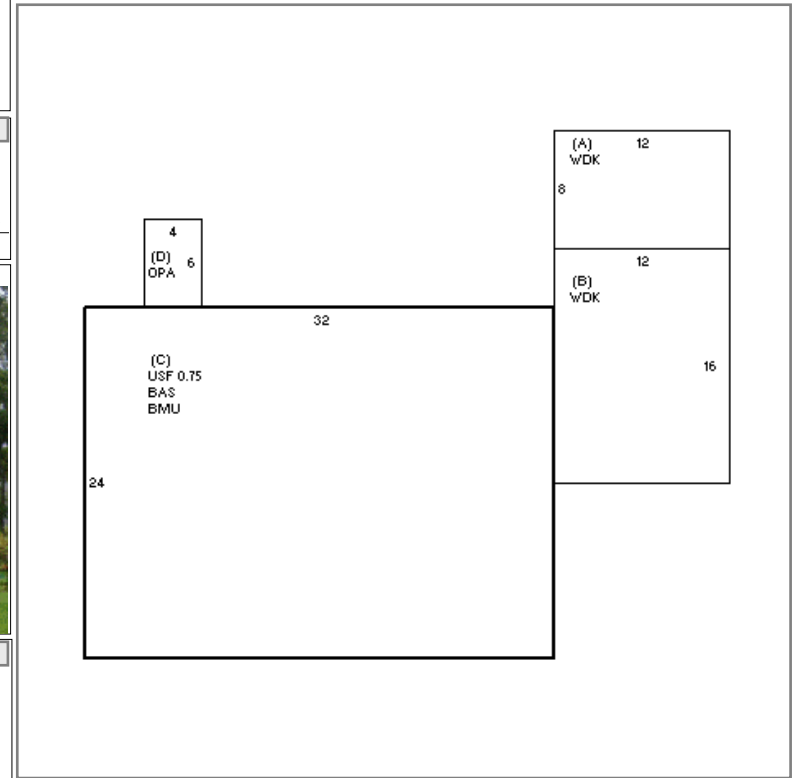
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000 9	1.00	100	1.00	247,485	2.47	A	1.00	R05	1.05	182,730

TOTAL	12,981 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	182,700	161,700			
Infl1	AVG		BUILDING	226,100	200,100			
N_Index	AVG		DETACHED	11,900	11,300			
			OTHER	0	0			
			TOTAL	420,700	373,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	16 X 32	1997	512 19.84	9,100
SHF	A	1.00	10 0.90	12 X 16	2006	192 15.95	2,800



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	1969	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	288		28.13	8,101
EXT COVER	1	WOOD SHINGLE	1.02	C	BMU	N	BSMT UNFINISHED	768		49.99	38,394
ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	768	1969	224.02	172,050
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	576	1969	119.50	68,833
FLOOR COVER	3	WW CARPET	1.00	D	OPA	N	OPEN PORCH	24		103.27	2,478
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	289,856
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$226,100