Key: 7440

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,596

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERMAN GREGORY ETUX AMY WRIGHT 50 THOM AVE BOURNE, MA 02532	35.1-31-0	50 THOM AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERMAN GREGORY ETUX	11/06/2009	L	175,000	24148-211
MULQUEEN GERALD F &	10/14/2005	QS	333,000	20367-236
FALLON JOSEPH M & MACDARA	10/14/2005	N		20367-239

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	%
11486	08/22/2011	2	ADDITIONS	63,000	01/13/2015	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	12,800	9 1.00	100 1.00	100 1.00	247,485	2.51	A 1.00	R05 1.05			182,400

TOTAL	12,807 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

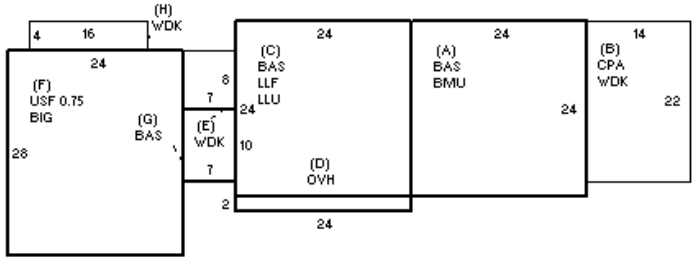
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	182,400	161,400
BUILDING	381,100	337,300
DETACHED	5,300	5,000
OTHER	0	0
TOTAL	**568,800**	**503,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12 X 18		216	15.23	2,500
HTB	+ 1.10	10 0.90		2011	1	3,108.93	2,800

PHOTO 04/14/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2021	RP
LIST	4/14/2021	EST
REVIEW	4/14/2021	RP

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.005
NET AREA	2,350	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	0	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	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	3	WOOD PANEL	0.98
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
A	BMU	N	BSMT UNFINISHED	576		45.80	26,380
+	BAS	L	BASE AREA	1,152	1970	187.03	215,461
+	WDK	N	WOOD DECK	428		21.25	9,096
B	CPA	N	CAR PORT	308		9.87	3,040
C	LLU	N	LOWER LEVEL UNF	576		36.07	20,779
C	LLF	L	LOWER LEVEL FIN	576	1970	61.39	35,363
D	OVH	L	OVERHANG	48	1970	180.19	8,649
F	BIG	N	BUILT-IN GARAGE	672		73.38	49,309
F	USF	L	UPPER STORY FIN	504	2011	109.48	55,177
G	BAS	L	BASE AREA	70	2011	187.04	13,093
	F11	O	FPL 1S 1OP	2		7,977.50	15,955
	FIX	O	XTRA FIXTURES	9		2,118.80	19,069
	KIT	O	EXTRA KITCHEN	1		4,997.60	4,998

TOTAL RCN	476,367

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$381,100