

Key: 7576

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.732

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CURRENT OWNER				PARCEL ID				LOCATION			
STAKE EDWARD D JR & KATHLEEN A STAKE 7 COLONY AVE BOURNE, MA 02532				35.2-20-0				7 COLONY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STAKE EDWARD D JR & HATCH DEREK M & BRYSON BARBARA &				07/23/2020	QS	410,000	33098-305				
				12/09/2016	QS	356,500	30150-15				
				03/01/2016	F	1	29482-285				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,476 9	1.00	100	1.00	235,700	2.40	A	1.00	R04	1.00	174,770

TOTAL	13,460 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	174,800	154,700			
Infl1	AVG		BUILDING	362,900	339,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	537,700	494,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2017	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	1.015
NET AREA	1,447	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		11	1.00
GARAGE CAPACITY		2	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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		77.29	37,407
B	OPA	N	OPEN PORCH	96		89.87	8,627
C	WDK	N	WOOD DECK	334		26.71	8,921
+	BAS	L	BASE AREA	1,034	2004	240.05	248,212
+	BMU	N	BSMT UNFINISHED	1,008		45.60	45,964
F	USF	L	UPPER STORY FIN	413	2004	137.60	56,827
	FIX	O	XTRA FIXTURES	6		2,663.10	15,979

TOTAL RCN	421,936
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$362,900

