Key: 7921

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,083

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CELORIER STEPHEN & MAUREEN TRS CELORIER FAMILY REALTY TRUST 3 ENTERPRISE ROAD POCASSET, MA 02559	38.2-49-0	3 ENTERPRISE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CELORIER STEPHEN & MAUREE	11/24/2017	F	1	(214757)
CELORIER STEPHEN R	07/13/1998	X		(149318)

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	%
17480	06/22/2017	14	SOLAR	52,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,890	11 1.00	100 1.00	100 1.00	271,055	2.20	A 1.00	R07 1.15			203,540

TOTAL	14,898 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

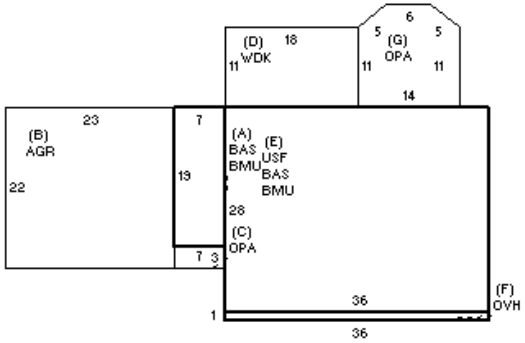
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	172,300
BUILDING	409,300	387,700
DETACHED	600	0
OTHER	0	0
TOTAL	**613,400**	**560,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A 1.00	50 0.50				0.00	
PTD	A 1.00	50 0.50	10X28		280	4.23	600

PHOTO 09/10/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/31/2023	SL
LIST	10/31/2023	EST
REVIEW	10/31/2023	SL

YEAR BLT	1978	SIZE ADJ	1.005
NET AREA	2,185	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,141		40.79	46,539
+	BAS	L	BASE AREA	1,141	1978	214.73	245,003
B	AGR	N	ATT GARAGE	506		69.13	34,981
+	OPA	N	OPEN PORCH	205		65.83	13,496
D	WDK	N	WOOD DECK	198		39.12	7,746
E	USF	L	UPPER STORY FIN	1,008	1978	116.30	117,226
F	OVH	L	OVERHANG	36	1978	202.58	7,293
	F11	O	FPL 1S 1OP	1		8,968.70	8,969
	FIX	O	XTRA FIXTURES	5		2,382.10	11,911

TOTAL RCN	493,162

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$409,300