

Key: 8401

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.564

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO STEVEN A ETUX KIRSTEN G RUSSO 75 BROOKSIDE DRIVE BRIDGEWATER, MA 02324				39.0-10-1				697 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSO STEVEN A ETUX				07/29/2010	QS	200,000	24715-253				
MCCANN KATHERINE F				01/26/2007	F	1	21728-183				
MCCANN KATHERINE				11/21/2006	F	1	21541-228				

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	%
SR-20-16	07/23/2020	4	DETACH.STRUC	8,000	05/17/2021		100	100
920145	04/08/1992	6	FENCE	2,000	04/21/1993	JS	100	100
900666	12/27/1990	1	NEW CONSTRUC	55,000	01/01/1991	HS	100	100

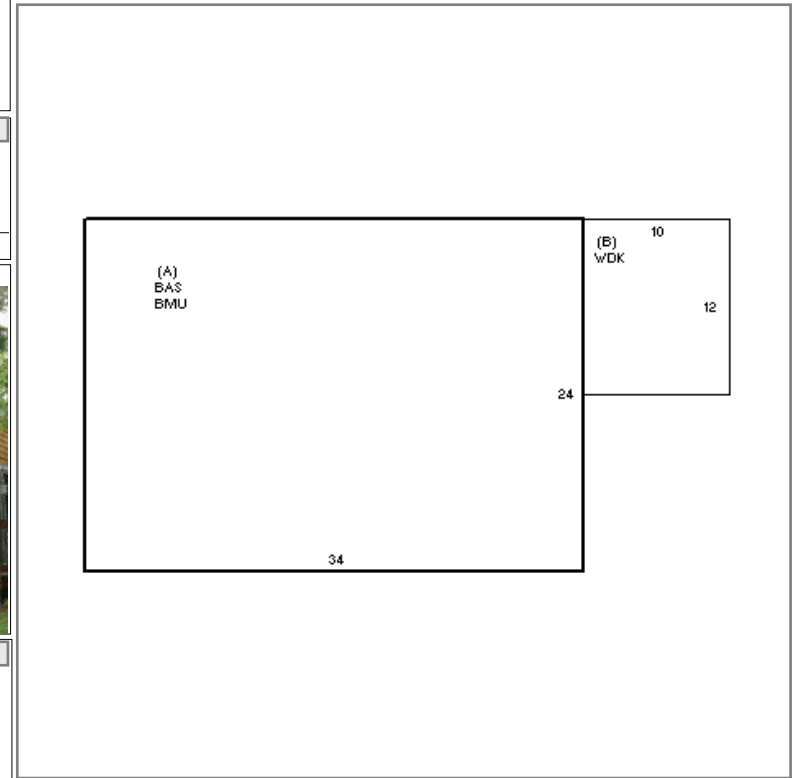
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	16,204	11	1.00	100	1.00	100	1.00	223,915	2.04	A	1.00	R03	0.95				170,100

TOTAL	16,204 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	170,100	150,500			
Infl1	AVG		BUILDING	166,300	147,200			
N_Index	AVG		DETACHED	3,400	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>339,800</b>	<b>300,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	V	1.30	10 0.90	10 X 18	2020	180	20.73	3,400



BUILDING	CD	ADJ	DESC	MEASURE	10/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/13/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	11/13/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1990	SIZE ADJ	1.020
NET AREA	816	DETAIL ADJ	1.000
\$NLA(RCN)	\$258	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	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
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	BMU	N	BSMT UNFINISHED	816		37.57	30,654
A	BAS	L	BASE AREA	816	1990	204.29	166,703
B	WDK	N	WOOD DECK	120		40.71	4,885
	F11	O	FPL 1S 1OP	1		8,260.10	8,260

TOTAL RCN	210,502	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$166,300	