

Key: 8442

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.604

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
US BANK TRUST NAT ASSOC C/O 742 COUNTY ROAD LLC 392 HANCOCK ST QUINCY, MA 02171				39.0-52-0				742 COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
742 COUNTY ROAD LLC				07/28/2023	L	467,250	35913-214					
US BANK TRUST NAT ASSOC				10/24/2022	L	403,750	35440-216					
BLAIS LAWRENCE D				09/20/2004	QS	334,000	19047-265					

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 %
EXB-23-571	09/01/2023	3	ALT/RENO	10,158	10/11/2023	SL	0 0
EXB-23-455	07/18/2023	14	SOLAR	35,000			100 100
13855	12/04/2013	15	INSULATE/WEA	3,500			100 100
12862	12/06/2012	4	DETACH.STRUC	300	02/04/2013	TL	100 100
05044	01/31/2005	10	WOODSTOVE	100	04/05/2005	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	11	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00 R03	0.95	205,570
300	A	0.202	11	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00 R03	0.95	3,130

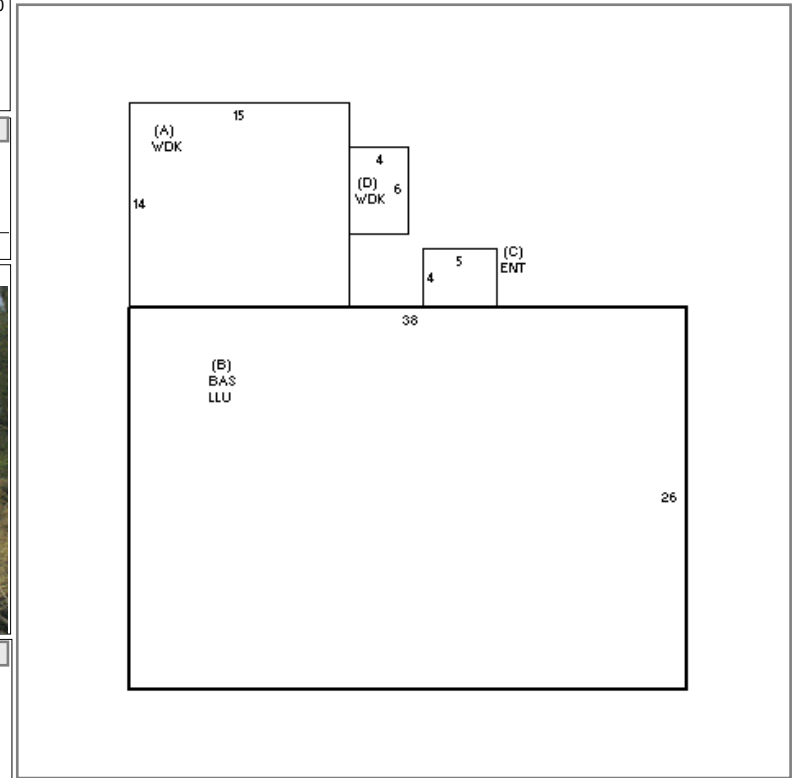
TOTAL	1.120 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	208,700	184,700
Infl1	AVG			BUILDING	203,900	182,900			
N_Index	AVG			DETACHED	4,200	3,300			
				OTHER	0	0			
						TOTAL	416,800	370,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	16 X 16	256	18.28	4,200

PHOTO 01/12/2005



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/11/2023	SL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	10/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	268,337		
NET AREA	1,188	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	234		26.29	6,151	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	10	VERT BOARD	1.00	B	LLU	N	LOWER LEVEL UNF	988		32.52	32,130	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	988	1971	201.28	198,864	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	20		115.92	2,318	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		LLF	L	LOWER LEVEL FIN	200	1971	71.25	14,251	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,138.30	8,138	HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.98		FIX	O	XTRA FIXTURES	3		2,161.60	6,485	ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$203,900