Key: 8544

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,709

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TUPPER GEORGE H & BETTY ANN M TUPPER PO BOX 234 POCASSET, MA 02559-0234	39.0-92-0	23 PORTSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TUPPER GEORGE H &	10/27/1976	QS	37,000	(68823)

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	%
H41	04/08/2020	2	ADDITIONS		06/30/2021	TL	100	100
191215	12/23/2019	2	ADDITIONS	39,000	05/05/2020	TL	100	100
02211	04/16/2002	9	DECK	5,000	07/30/2002	TL	100	100
01796	12/27/2001	2	ADDITIONS	100,000	07/30/2002	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	20,000	11 1.00	100 1.00	100 1.00	235,700	1.71	A 1.00	R05 1.00			185,010

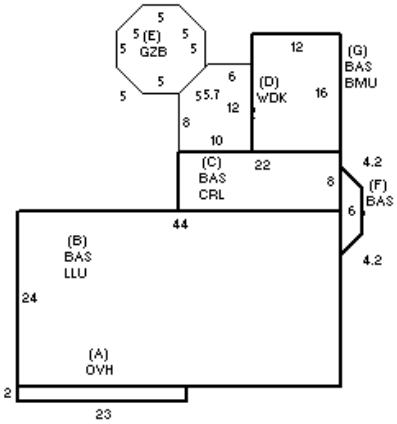
TOTAL	19,994 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,000	163,700
BUILDING	359,600	321,900
DETACHED	0	0
OTHER	0	0
TOTAL	**544,600**	**485,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/30/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2020	TL
LIST	6/30/2021	EST
REVIEW	6/30/2021	TL

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,641	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OVH	L	OVERHANG	46	1974	195.72	9,003
B	LLU	N	LOWER LEVEL UNF	1,056		34.62	36,563
C	CRL	N	BSMT CRAWL	176		37.02	6,516
C	BAS	L	BASE AREA	176	2001	198.26	34,894
D	WDK	N	WOOD DECK	112		42.71	4,783
E	GZB	N	GAZEBO	121		78.13	9,454
+	BAS	L	BASE AREA	1,083	1974	198.26	214,715
G	BMU	N	BSMT UNFINISHED	192		66.34	12,737
G	BAS	L	BASE AREA	192	2020	198.26	38,066
	LLF	L	LOWER LEVEL FIN	144	1974	75.87	10,925
	BMG	O	BSMT GARAGE	2		7,703.25	15,407
	F11	O	FPL 1S 1OP	1		8,665.10	8,665
	FIX	O	XTRA FIXTURES	3		2,301.53	6,905

TOTAL RCN	408,631

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$359,600