

Key: **9372**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.586

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CURRENT OWNER						PARCEL ID			LOCATION				
SULLIVAN PAUL L ETUX DONNA A SULLIVAN 25 ABNER BELCHER RD WRENTHAM, MA 02093						43.3-79-0			5 MASSASOIT AVE				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						SULLIVAN PAUL L ETUX MELNICK JAMES JR &			06/29/2012 12/07/1998	H QS	395,000	26461-225 11893-286	

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	%
200424	07/13/2000	4	DETACH.STRUC	800	06/22/2001	TL	100	100
920520	10/06/1992	3	ALT/RENO	1,200	06/08/1995	JC	100	100

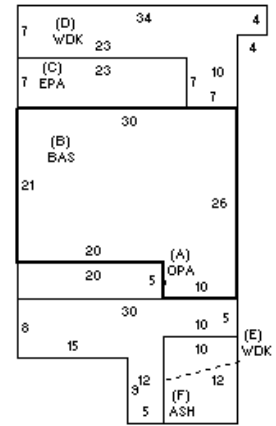
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,800	11	1.00	100	1.00	100	1.00	848,520	6.20	10	0.90	HCE	4.00			580,160

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE owns waterfront unb lot in front	LAND		580,200	577,600		
Infl1	AVG		BUILDING		88,700	78,500		
N_Index	AVG		DETACHED		0	0		
		OTHER		0	0			
TOTAL				668,900	656,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 7 X 10			0.00		06/22/2001



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2001	TL
MODEL	1		RESIDENTIAL	LIST	7/12/2001	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.020
NET AREA	680	DETAIL ADJ	1.000
\$NLA(RCN)	\$172	OVERALL	0.660

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	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	6	ELEVATED	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	3	W/W CARPET	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	100		48.38	4,838
B	BAS	L	BASE AREA	680	1935	138.86	94,427
C	EPA	N	ENCLOSED PORCH	161		49.68	7,998
+	WDK	N	WOOD DECK	530		14.38	7,621
F	ASH	N	ATT SHED	120		15.61	1,873

TOTAL RCN	116,758	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$88,700	