Key: 9509

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,731

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOUCETTE STEPHEN R &	43.3-238-0	41 SACO AVE
SARAH L DOUCETTE		
134 ANAWAN ROAD		
NORTH ATTLEBORO, MA 02760		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOUCETTE STEPHEN R &	12/27/2018	QS	705,000	31750-262
MCNAMARA MATTHEW J ETUX	09/23/2015	QS	570,000	29156-28
HIGGINS ELLEN K	01/31/1995	F	1	9542-56

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	%
16316	04/27/2016	15	INSULATE/WEA	1,345	10/25/2016	BC	100	100
15869	10/01/2015	2	ADDITIONS	33,000	10/25/2016	BC	100	100
09436	09/15/2009	3	ALT/RENO	7,629	11/19/2009	TL	100	100
930446	08/24/1993	4	DETACH.STRUC	4,000	12/23/1993	JS	100	100
930396	08/05/1993	9	DECK	1,200	12/23/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,300	11 1.00	100 1.00	100 1.00	942,800	5.65	A 1.00	BGD 4.00			647,770

TOTAL	5,314 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

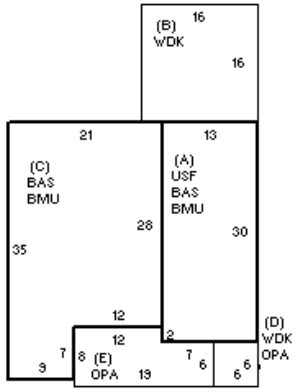
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	647,800	573,300
BUILDING	286,500	253,500
DETACHED	0	0
OTHER	0	0
TOTAL	**934,300**	**826,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6X6			0.00	

PHOTO 08/16/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2016	BC
LIST	9/5/2008	MR
REVIEW	8/16/2019	RP

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,431	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,041		39.60	41,227
+	BAS	L	BASE AREA	1,041	1900	208.49	217,033
A	USF	L	UPPER STORY FIN	390	1900	119.50	46,606
+	WDK	N	WOOD DECK	292		28.13	8,214
+	OPA	N	OPEN PORCH	174		70.99	12,352
	F11	O	FPL 1S 1OP	1		8,707.90	8,708
	FIX	O	XTRA FIXTURES	3		2,312.93	6,939

TOTAL RCN 341,077

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

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $286,500