**Key: 9559**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,782

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ANDERSON MATTHEW ETUX<br>ANDREA LYN ANDERSON<br>947 SHORE RD<br>POCASSET, MA 02559 | 43.4-16-0 | 947 SHORE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ANDERSON MATTHEW ETUX | 06/15/2017 | QS | 450,000 | 30558-311 |
| FILBIN PATRICIA A | 04/11/1995 | A | 75,000 | 9623-313 |

| 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-22-175 | 03/30/2022 | 3 | ALT/RENO | 16,793 | | | 100 | 100 |
| | | 12 | CYCLICAL | | 03/09/2018 | BC | 100 | 100 |
| 17832 | 10/13/2017 | 15 | INSULATE/WEA | 5,730 | | | 100 | 100 |
| 11161 | 04/11/2011 | 4 | DETACH.STRUC | 1,871 | 02/03/2015 | | 100 | 100 |
| 09217 | 05/28/2009 | 4 | DETACH.STRUC | | 10/05/2009 | 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 | 21,780 | 11 1.00 | 100 1.00 | 100 1.00 | 247,485 | 1.59 | A 1.00 | R06 1.05 | | | 197,200 |

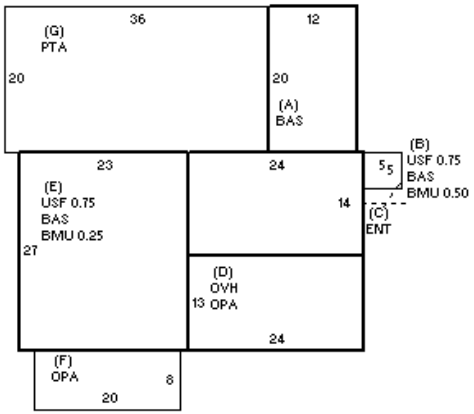
| TOTAL | 21,780 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 197,200 | 174,500 |
| BUILDING | 423,500 | 374,800 |
| DETACHED | 21,400 | 20,400 |
| OTHER | 0 | 0 |
| TOTAL | **642,100** | **569,700** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| BBN | V 1.30 | 20 0.80 | 14X32 | 2009 | 540 | 49.52 | 21,400 |

PHOTO 03/09/2018




## 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 | 3/9/2018 | BC |
|---|---|---|
| LIST | 3/9/2018 | BC |
| REVIEW | 3/21/2018 | BC |

BLDG COMMENTS

| YEAR BLT | 1900 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,227 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $211 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 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 | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,197 | 1900 | 202.57 | 242,479 |
| + | BMU | N | BSMT UNFINISHED | 323 | | 64.78 | 20,924 |
| + | USF | L | UPPER STORY FIN | 718 | 1900 | 114.74 | 82,383 |
| C | ENT | N | ENCLOSED ENTRY | 25 | | 120.51 | 3,013 |
| + | OPA | N | OPEN PORCH | 472 | | 62.10 | 29,313 |
| D | OVH | L | OVERHANG | 312 | 1900 | 191.11 | 59,625 |
| G | PTA | N | PATIO | 720 | | 14.35 | 10,331 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,247.15 | 8,989 |
| | GFP | O | GAS FIREPLACE | 2 | | 6,753.60 | 13,507 |

| TOTAL RCN | 470,562 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2009 / 13 | |
|---|---|---|
| COND | 10 | 10 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 10 | % GD 90 |
| RCNLD | | $423,500 |