

Key: 9640

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.868

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION															
BUTT RANDY A & AMY 34 HIXON COURT NORTH ATTLEBORO, MA 02760				43.4-106-0				8 SPRUCE DR															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
BUTT RANDY A & AMY				10/31/2017	QS	420,000	30865-87																
MCCORMICK JOHN E &				12/07/2005	F	100	20544-167																
MCCORMACK JOHN E				11/22/2005	QS	428,000	20500-232																
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	20,220	11	1.00	100	1.00	100	1.00	518,540	1.69	A	1.00	BA- 2.20										407,770

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-335	11/22/2023	2	ADDITIONS	300,000				0 0
		12	CYCLICAL		05/27/2016	TL	100	100
890045	01/27/1989	2	ADDITIONS	6,500	02/06/1990	RMD	100	100

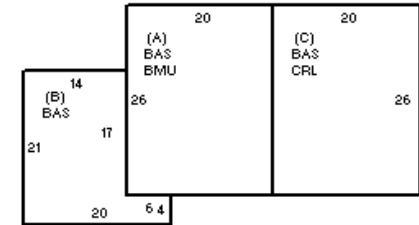
LEGAL LAND

TOTAL	20,212 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE 6-2019 chgn to 109 per BC. Chgnd to 109. Appears to have living area attached to garage , per notes				LAND	407,800	360,900
Infl1	AVG					BUILDING	243,400	218,000
N_Index	AVG					DETACHED	0	0
						OTHER	38,300	33,800
						TOTAL	689,500	612,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/06/2016





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2016	TL
MODEL	1		RESIDENTIAL	LIST	5/27/2016	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,189
NET AREA	1,358	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	520		46.25	24,052		
\$NLA(RCN)	\$224	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,040	1945	188.89	196,449		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	318	2014	188.89	60,068		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	520		25.81	13,423		
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		8,056.90	8,057		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		2,140.30	2,140		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$243,400
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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.869

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUTT RANDY A & AMY 34 HIXON COURT NORTH ATTLEBORO, MA 02760				43.4-106-0				8 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

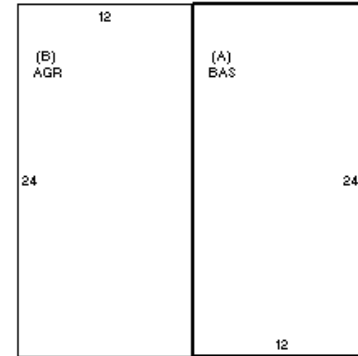
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	38,300	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/06/2016





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2016	TL
MODEL	1		RESIDENTIAL	LIST	5/27/2016	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	51,028
NET AREA	288	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	288	1989	134.08	38,616		
\$NLA(RCN)	\$177	OVERALL	0.650	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	288		43.10	12,412		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS	1	1.00		FLOOR COVER	21	COMBO	1.00										
BEDROOMS	1	1.00		INT. FINISH	5	OTHER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98										
FIXTURES	3	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
GARAGE CAPACITY	1	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

BLDG COMMENTS	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$38,300