

Key: 9697

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.929

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION									
CHAMPAGNE ANDREW J 28 ROUTE 28A POCASSET, MA 02559										44.0-38-0				28 ROUTE 28A									
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)										
CHAMPAGNE ANDREW J										05/24/2016	QS	263,000	29673-62										
STROUSE LYNN E										04/02/2002	QS	205,000	15007-12										
BEANE SHAWN M &										08/27/1999	QS	146,000	12503-217										
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	22,700	14	1.00	100	1.00	100	1.00	188,560	1.54	A	1.00	R02	0.80									151,390

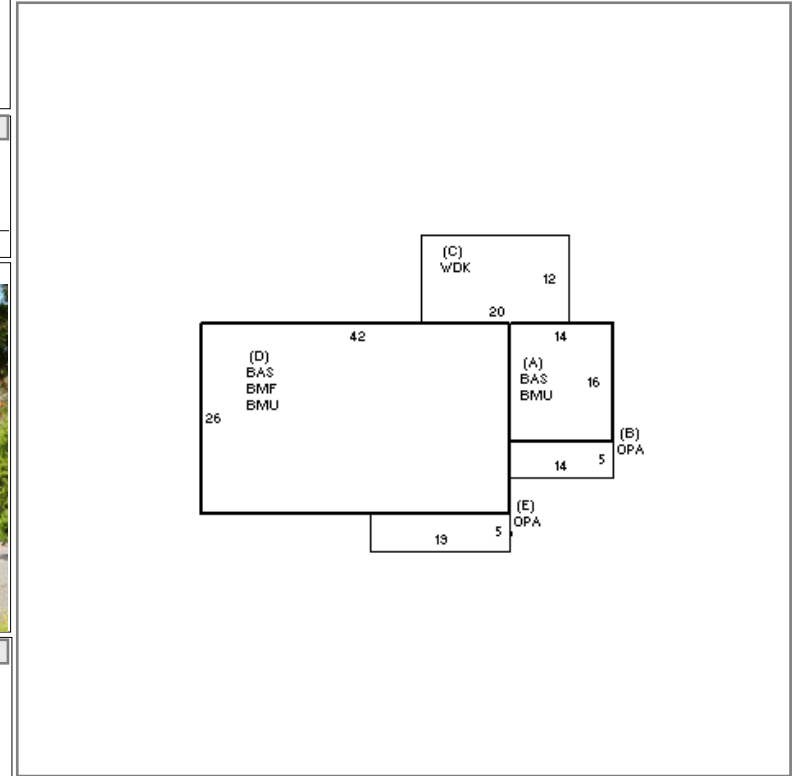
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18875	10/10/2018	4	DETACH.STRUC		07/26/2019	RP	100	100
17891	10/30/2017	4	DETACH.STRUC	4,523			100	100
01664	10/23/2001	10	WOODSTOVE	1,000	11/05/2003	TL	100	100

LAND

TOTAL	22,695 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	151,400	134,000			
Infl1	AVG		BUILDING	280,400	248,100			
N_Index	AVG		DETACHED	5,300	5,000			
			OTHER	0	0			
			TOTAL	437,100	387,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	V	1.30	10 0.90	10 X 12	2017	120	21.35	2,300
SHF	V	1.30	10 0.90	10X16	2018	160	20.73	3,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/8/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/22/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1973	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,116															
NET AREA	1,316	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,316		32.43	42,673																	
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	10	VERT BOARD	1.00	+	BAS	L	BASE AREA	1,316	1973	190.80	251,095																	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	165		66.34	10,946																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	240		26.29	6,309																	
				FLOOR COVER	1	HARDWOOD	1.02	D	BMF	N	BSMT FINISH	1,092		35.23	38,471																	
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,138.30	8,138																	
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,161.60	6,485																	
				FUEL SOURCE	3	ELECTRIC	1.00																									
				USE	0		1.00																									
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