Key: 9802

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,035

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AMBROSE RUSTY L 40 DEBBIES LANE MARSTONS MILLS, MA 02648	44.1-107-0	801 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AMBROSE RUSTY L	03/25/2021	QS	425,000	33937-110
MCFADDEN JAN M	08/24/1998	A	111,000	11652-177

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-22-687	10/12/2022	3	ALT/RENO	15,000			100	100
EXB-21-762	10/19/2021	14	SOLAR	43,000			100	100
14338	05/12/2014	3	ALT/RENO	25,000	04/19/2018	BC	100	100
	09/08/2008	12	CYCLICAL		09/06/2008	SAL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,547	11 1.00	100 1.00	100 1.00	223,915	1.74	A 1.00	R03 0.95			175,080

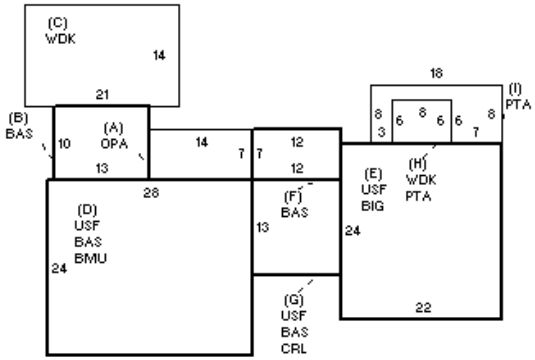
TOTAL	19,547 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,100	155,000
BUILDING	373,400	330,400
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**549,800**	**486,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X16		160	15.95	1,300

PHOTO 04/19/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2021	TL
LIST	5/19/2021	EST
REVIEW		

YEAR BLT	1952	SIZE ADJ	1.005
NET AREA	2,398	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	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
A	OPA	N	OPEN PORCH	98		77.28	7,574
B	BAS	L	BASE AREA	130	1952	206.43	26,836
+	WDK	N	WOOD DECK	342		22.97	7,855
D	BMU	N	BSMT UNFINISHED	672		49.50	33,264
+	USF	L	UPPER STORY FIN	1,356	1952	111.80	151,604
E	BIG	N	BUILT-IN GARAGE	528		84.31	44,517
+	BAS	L	BASE AREA	912	1952	206.43	188,265
G	CRL	N	BSMT CRAWL	156		36.84	5,747
+	PTA	N	PATIO	144		15.37	2,213
	FIX	O	XTRA FIXTURES	5		2,290.06	11,450
	HTB	O	HOT TUB	1		6,599.40	6,599
	KIT	O	EXTRA KITCHEN	1		5,401.50	5,402

TOTAL RCN	491,326

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			$373,400