

Key: 10219

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.454

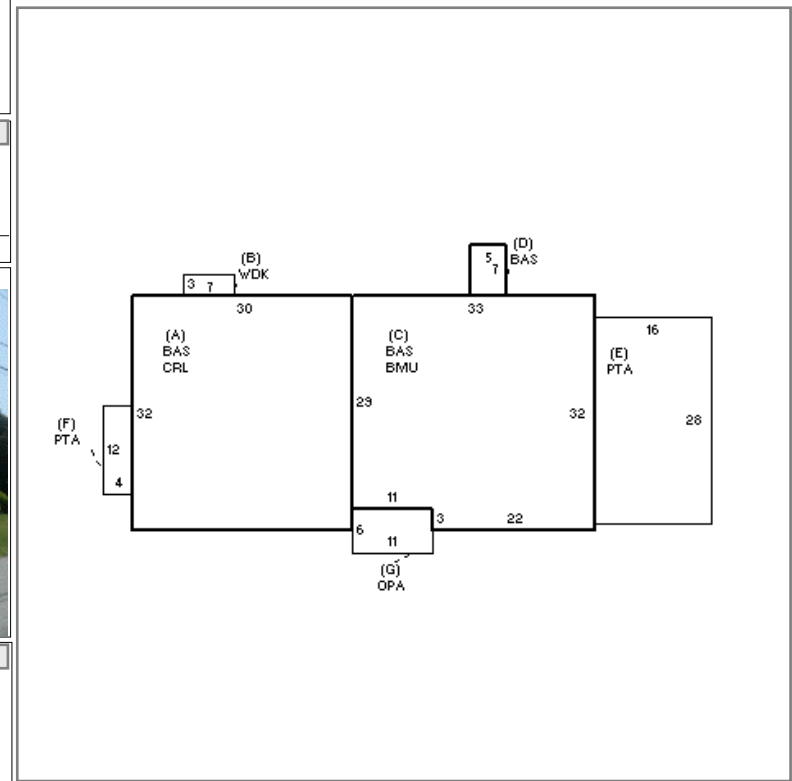
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| CURRENT OWNER  |   |          |      | PARCEL ID  |         |            |              | LOCATION          |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
|--|---|----------|------|------------|---------|------------|--------------|-------------------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|---------|
| RANDALL ALEXANDER A TRS<br>CPD 93 NOMINEE TRUST<br>41 BRADLEY HILL ROAD<br>HINGHAM, MA 02043 |   |          |      | 47.1-76-0  |         |            |              | 93 CEDAR POINT DR |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
| TRANSFER HISTORY   |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |                   |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
| RANDALL ALEXANDER A TRS  |   |          |      | 01/30/2020 | H       | 682,500    | 32658-252    |                   |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
| MAN KEITH E &<br>CRANSTON FRANCIS  |   |          |      | 08/23/2011 | QS      | 650,000    | 25636-327    |                   |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
|  |   |          |      | 12/09/2009 | F       |            | 24222-297/8  |                   |         |      |            |           |     |      |  |  |  |  |  |  |  |         |
| CD   | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo              | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |  |  |  |  |         |
| 100  | S | 13,500   | 11   | 1.00       | 100     | 1.00       | 100          | 1.00              | 942,800 | 2.39 | A          | 1.00      | BGD | 4.00 |  |  |  |  |  |  |  | 699,240 |

| 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 | %   |     |
| PL-23-159 | 06/13/2023 | 3             | ALT/RENO     | 8,000   |            |        |     | 0   | 0   |
|           |            | 3             | ALT/RENO     |         | 05/09/2023 | TL     | 100 | 100 |     |
| B-23-13   | 02/24/2023 | 4             | DETACH.STRUC | 100,000 | 06/29/2023 | TL     | 18  | 45  |     |
| E-22-138  | 03/03/2022 | 3             | ALT/RENO     | 25,000  |            |        |     | 100 | 100 |
| B-21-373  | 12/03/2021 | 3             | ALT/RENO     | 50,000  |            |        |     | 100 | 100 |

| TOTAL   | 13,504 SF | ZONING | 1        | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS       |
|---------|-----------|--------|----------|---------|---------|--------------|------------------|----------------|
| Nbhd    | POC       | NOTE   |          |         |         | LAND         | 699,200          | 618,800        |
| Infl1   | AVG       |        | BUILDING | 456,500 | 362,400 |              |                  |                |
| N_Index | AVG       |        | DETACHED | 18,400  | 7,500   |              |                  |                |
|         |           |        | OTHER    | 0       | 0       |              |                  |                |
|         |           |        |          |         |         | <b>TOTAL</b> | <b>1,174,100</b> | <b>988,700</b> |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |        |
|-----|------|------|----------|---------|-------|-----------|-------|--------|
| GUL | G    | 1.20 | 10 0.90  | 21 X 24 | 2023  | 504       | 40.56 | 18,400 |
| SHF | A    | 1.00 | 50 0.50  | 8 X 10  |       |           | 0.00  |        |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/25/2023 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/26/2020 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 6/29/2023 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

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| YEAR BLT        | 1955  | SIZE ADJ   | 1.005 | ELEMENT         | CD  | DESCRIPTION     | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN         | 496,216 |            |           |
|-----------------|-------|------------|-------|-----------------|-----|-----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|-------------------|---------|------------|-----------|
| NET AREA        | 2,018 | DETAIL ADJ | 1.000 | FOUNDATION      | 4   | FLR/WALL(FULL)  | 1.00 | A   | CRL | N             | BSMT CRAWL      | 960   |          | 22.33     | 21,440  | CONDITION ELEM CD |         |            |           |
| \$NLA(RCN)      | \$246 | OVERALL    | 1.040 | EXT COVER       | 1   | WOOD SHINGLE    | 1.02 | B   | WDK | N             | WOOD DECK       | 21    |          | 77.55     | 1,629   | EXTERIOR          | G       |            |           |
|                 |       |            |       | ROOF SHAPE      | 1   | GABLE           | 1.00 | C   | BMU | N             | BSMT UNFINISHED | 1,023 |          | 40.02     | 40,940  | INTERIOR          | G       |            |           |
|                 |       |            |       | ROOF COVER      | 1   | ASPH/COMP SHIN  | 1.00 | +   | BAS | L             | BASE AREA       | 2,018 | 1955     | 188.61    | 380,622 | KITCHEN           | G       |            |           |
|                 |       |            |       | FLOOR COVER     | 1   | HARDWOOD        | 1.02 | +   | PTA | N             | PATIO           | 496   |          | 14.92     | 7,401   | BATHS             | G       |            |           |
|                 |       |            |       | INT. FINISH     | 2   | DRYWALL         | 1.00 | G   | OPA | N             | OPEN PORCH      | 66    |          | 84.11     | 5,551   | HEAT              | U       |            |           |
|                 |       |            |       | HEATING/COOLING | 11  | HT WATER CL AIR | 1.05 | F11 | O   | FPL 1S 1OP    | 2               |       | 8,799.45 | 17,599    | ELECT   | U                 |         |            |           |
|                 |       |            |       | FUEL SOURCE     | 2   | GAS             | 1.00 | FIX | O   | XTRA FIXTURES | 9               |       | 2,337.10 | 21,034    |         |                   |         |            |           |
|                 |       |            |       | USE             | 0   |                 | 1.00 |     |     |               |                 |       |          |           |         |                   |         |            |           |
| CAPACITY        |       |            |       | UNITS           | ADJ |                 |      |     |     |               |                 |       |          |           |         |                   |         | EFF.YR/AGE | 2011 / 11 |
| STORIES         | 1     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           | COND    | 8 8 %             |         |            |           |
| ROOMS           | 5     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           | FUNC    | 0 uc              |         |            |           |
| BEDROOMS        | 3     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           | ECON    | 0                 |         |            |           |
| BATHROOMS       | 3     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           | DEPR    | 8 % GD 92         |         |            |           |
| FIXTURES        | 14    | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           | RCNLD   | \$456,500         |         |            |           |
| GARAGE CAPACITY | 1     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           |         |                   |         |            |           |
| % BSMT FINISH   | 0     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           |         |                   |         |            |           |
| # OF HALF BATHS | 1     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           |         |                   |         |            |           |
| # OF UNITS      | 1     | 1.00       |       |                 |     |                 |      |     |     |               |                 |       |          |           |         |                   |         |            |           |