Key: 10229

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,464

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENNRIKUS JULIE A TRS PAUL A HENNRIKUS IRREV TRUST 432 NORFOLK ST UNIT 4B SOMERVILLE, MA 02143	47.1-86-0	47 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENNRIKUS JULIE A TRS HENNRIKUS PAUL A	06/16/2022	F XX	10	35192-146 02992-0175

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,640	11 1.00	100 1.00	100 1.00	518,540	2.54	A 1.00	BA- 2.20			381,610

TOTAL	12,632 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

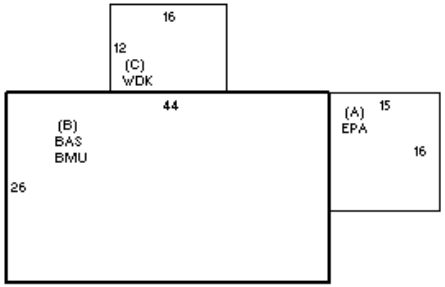
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	381,600	337,700
BUILDING	246,900	201,500
DETACHED	9,300	13,300
OTHER	0	0
TOTAL	**637,800**	**552,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	22 X 22		484	38.49	9,300

PHOTO 08/30/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/30/2023	SL
LIST	8/30/2023	EST
REVIEW	8/30/2023	SL

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	240		67.54	16,209
B	BMU	N	BSMT UNFINISHED	1,144		37.75	43,189
B	BAS	L	BASE AREA	1,144	1958	198.74	227,361
C	WDK	N	WOOD DECK	192		36.21	6,953
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615

TOTAL RCN 308,627

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $246,900