Key: 10281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.517

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NATALE MICHELLE A **39 ACORN PLACE** **FRANKLIN, MA 02038**	**47.2-11-0**	**36 CEDAR POINT DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NATALE MICHELLE A	11/19/2012	QS	407,500	26866-255
HARRISON SUSANNE M & H RO	03/14/2003	F	1	16573-324
HARRISON SUSANNE M &	01/15/2999	QS	198,000	11996-157

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-22-709	10/20/2022	15	INSULATE/WEA	2,268			100	100
20196	03/02/2020	3	ALT/RENO	8,880			100	100
15199	04/07/2015	2	ADDITIONS	56,000	05/16/2016	SW	100	100
940086	03/18/1994	1	NEW CONSTRUC	66,000	01/27/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	518,540	3.84	A 1.00	BA- 2.20			365,590

TOTAL	8,015 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

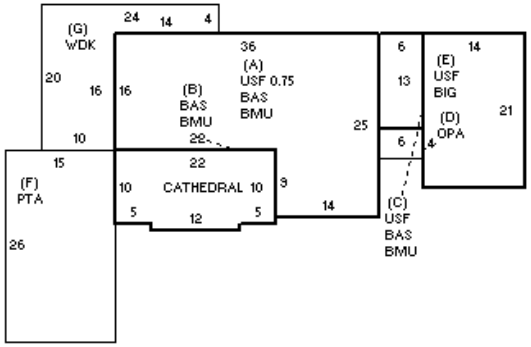
NOTE: Deeded beach rights to Cedar Point Association

ASSESSED	CURRENT	PREVIOUS
LAND	365,600	323,600
BUILDING	416,400	387,200
DETACHED	0	0
OTHER	0	0
TOTAL	**782,000**	**710,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/30/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	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	1994	SIZE ADJ	1.010
NET AREA	1,911	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,012		43.31	43,831
+	BAS	L	BASE AREA	934	1994	228.01	212,961
A	USF	L	UPPER STORY FIN	527	1994	127.86	67,384
C	BAS	L	BASE AREA	78	2015	228.00	17,784
+	USF	L	UPPER STORY FIN	372	2015	127.86	47,565
D	OPA	N	OPEN PORCH	24		112.94	2,711
E	BIG	N	BUILT-IN GARAGE	294		105.17	30,920
F	PTA	N	PATIO	390		16.15	6,299
G	WDK	N	WOOD DECK	256		30.76	7,875
	F11	O	FPL 1S 1OP	1		9,523.50	9,524
	FIX	O	XTRA FIXTURES	9		2,529.40	22,765
	JAC	O	JACUZZI	1		14,585.70	14,586

TOTAL RCN	484,202

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

EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$416,400