

Key: 10284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.520

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUBBARD PHILIP M & IVANA K TRS 22 CEDAR POINT DRIVE NOM TR PO BOX 1074 BARRE, MA 01005				47.2-14-0				22 CEDAR POINT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUBBARD PHILIP M & IVANA				11/07/2017	A	348,000	30882-250				
KAZDA GEORGE				10/15/2001	QS	245,500	14329-9				
CALLANAN DONNA M &					XX	6095-310					

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	%
14597	07/23/2014	4	DETACH.STRUC	2,400	02/03/2015		100	100
10624	10/18/2010	3	ALT/RENO	10,000	02/03/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	7,500	11	1.00	100	1.00	100	1.00	518,540	4.08	A	1.00	BA- 2.20			363,860

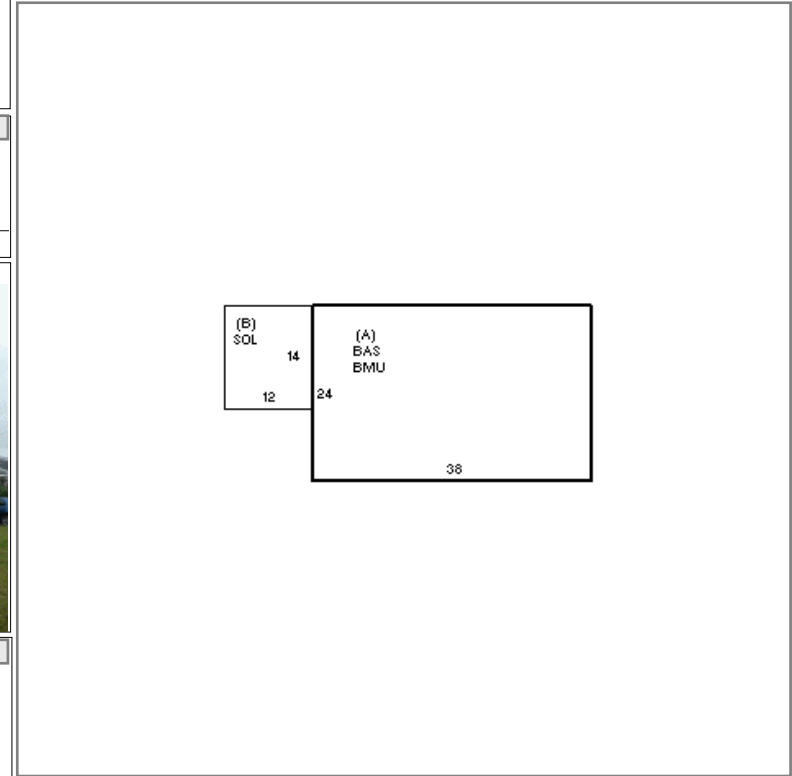
TOTAL	7,492 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	363,900	322,000			
Infl1	AVG		BUILDING	177,900	180,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				541,800	502,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 7 X 10	2014		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/28/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/28/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	234,104
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		36.08	32,904	CONDITION ELEM	CD
\$NLA(RCN)	\$257	OVERALL	0.970	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	912	1962	196.20	178,937	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	SOL	N	SOLARIUM	168		94.83	15,931	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		GFP	O	GAS FIREPLACE	1		6,332.20	6,332	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



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

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$177,900