Key: 10290

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,527

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOUGHLIN MARY J 40 HILLSDALE ST DORCHESTER, MA 02124-5716	47.2-20-0	33 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOUGHLIN MARY J		XX		02472-0124

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

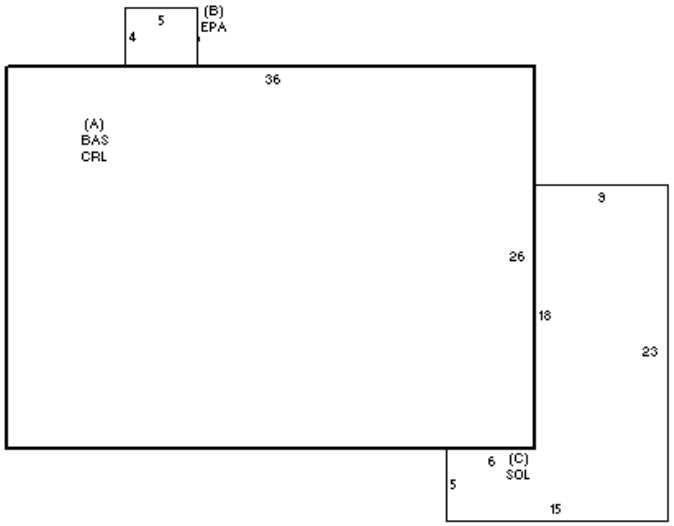
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07512	08/21/2007	3	ALT/RENO	22,000	09/05/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,750	11 1.00	100 1.00	100 1.00	518,540	3.53	A 1.00	BA- 2.20			368,180

TOTAL	8,756 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	368,200	325,800
BUILDING	186,600	165,100
DETACHED	8,000	11,500
OTHER	0	0
TOTAL	**562,800**	**502,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	18 X 22		396	40.60	8,000

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	1956	SIZE ADJ	1.020
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	936		20.96	19,623
A	BAS	L	BASE AREA	936	1956	204.29	191,219
B	EPA	N	ENCLOSED PORCH	20		159.48	3,190
C	SOL	N	SOLARIUM	237		88.85	21,056
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	245,542

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		$186,600