

Key: 10310

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.547

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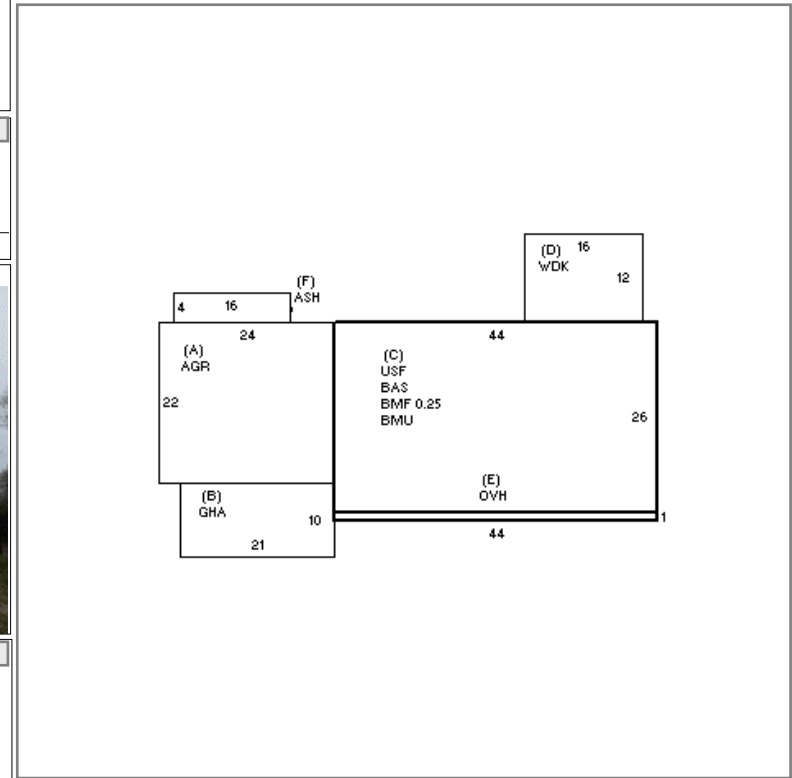
CURRENT OWNER				PARCEL ID				LOCATION			
HELLMUTH KRISTEN MARIE 2 NAIRN RD POCASSET, MA 02559				47.2-40-0				2 NAIRN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HELLMUTH KRISTEN MARIE				07/05/2022	O	799,900	35229-313				
FERRIS HAMILTON Y				03/20/2007	F		21865-39				
FERRIS HAMILTON Y &				08/24/2004	F		18965-307				

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-23-362	06/20/2023	6	FENCE	16,000			100	100
EXB-23-124	03/03/2023	15	INSULATE/WEA	5,569			100	100
E-22-553	08/31/2022	3	ALT/RENO	10,000	04/04/2023	SL	100	100
PL-22-252	08/25/2022	3	ALT/RENO	15,000	04/04/2023	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,050	14	1.00	100	1.00	100	1.00	518,540	1.71	A	1.00	BA-	2.20			407,180

TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	407,200	294,800			
Infl1	AVG		BUILDING	469,600	446,800			
N_Index	AVG		DETACHED	18,200	14,000			
			OTHER	0	0			
			TOTAL	895,000	755,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90		512	35.66	16,400
PTD	A	1.00	50 0.50		1,025	3.53	1,800
SHF	A	1.00	10 0.90			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/4/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/4/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/11/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,332	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	528		68.48	36,158
\$NLA(RCN)	\$226	OVERALL	1.050	EXT COVER	4	VINYL	1.00	B	GHA	N	ATT GREENHOUSE	210		35.20	7,393
				ROOF SHAPE	3	GAMBREL	1.00	C	BMU	N	BSMT UNFINISHED	1,144		40.40	46,222
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	286		64.74	18,516
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	1,144	1973	212.70	243,330
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	1,144	1973	115.20	131,786
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	WDK	N	WOOD DECK	192		38.76	7,441
				FUEL SOURCE	2	GAS	1.00	E	OVH	L	OVERHANG	44	1973	200.65	8,829
				USE	0		1.00	F	ASH	N	ATT SHED	64		26.44	1,692
									F21	O	FPL 2S 1OP	1		9,760.50	9,761
									FIX	O	XTRA FIXTURES	7		2,359.59	16,517

TOTAL RCN	527,643	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	V
		KITCHEN	V
		BATHS	V
		HEAT	A
		ELECT	A
EFF.YR/AGE	2008 / 14	COND	11 11 %
		FUNC	0
		ECON	0
		DEPR	11 % GD 89
RCNLD			\$469,600

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