**Key: 10313**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.550

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LANGLEY JEAN E JANE P STANTON<br>MATTHEW G LANGLEY TRS<br>7 NAIRN RD<br>POCASSET, MA 02559 | 47.2-43-0 | 7 NAIRN RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LANGLEY JEAN E JANE P STA | 05/13/2002 | F | 1 | 15147-283 |
| LANGLEY RICHARD M & | 07/07/1995 | P | 75,000 | 9743-254 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 950313 | 06/28/1995 | 1 | NEW CONSTRUC | 175,000 | 03/19/1996 | JC | 100 | 100 |

## LAND

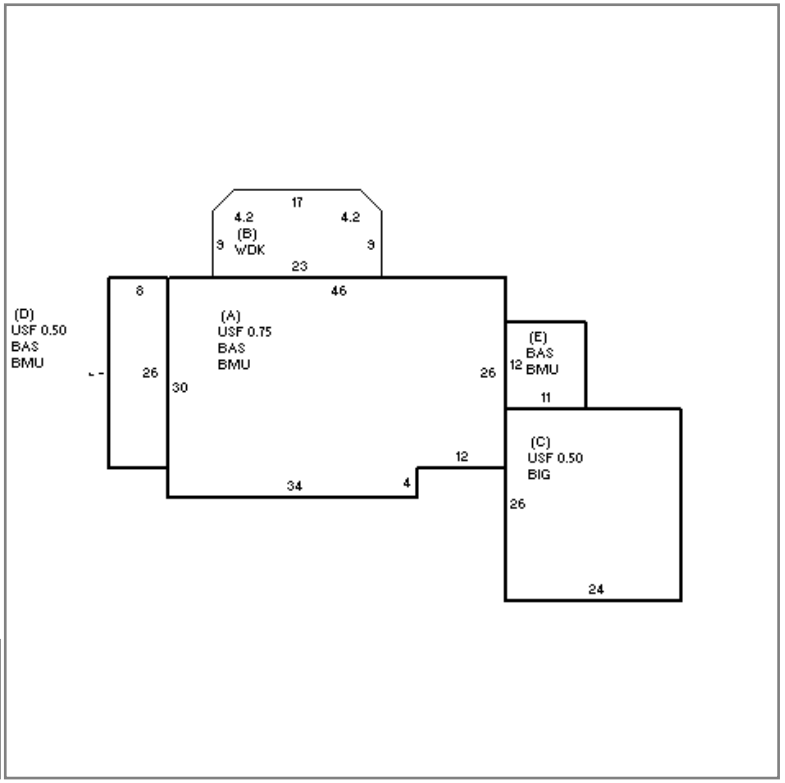
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 32,119 | 14 1.00 | 100 1.00 | 100 1.00 | 518,540 | 1.17 | A 1.00 | BA- 2.20 | | | 448,840 |

| TOTAL | 32,104 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CATAUMET |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 448,800 | 325,000 |
| BUILDING | 600,400 | 531,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,049,200** | **856,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/15/2008

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 | 8/19/2021 | RP |
| LIST | 8/19/2021 | EST |
| REVIEW | 8/19/2021 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1995 | SIZE ADJ | 0.995 |
| NET AREA | 3,087 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $211 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,672 | | 33.77 | 56,458 |
| + | BAS | L | BASE AREA | 1,672 | 1995 | 205.61 | 343,787 |
| + | USF | L | UPPER STORY FIN | 1,415 | 1995 | 118.40 | 167,531 |
| B | WDK | N | WOOD DECK | 267 | | 29.49 | 7,875 |
| C | BIG | N | BUILT-IN GARAGE | 624 | | 83.98 | 52,405 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,031.50 | 10,032 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,425.22 | 14,551 |

| TOTAL RCN | 652,639 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2011 / 11 | |
|---|---|---|
| COND | 8 8 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 8 | % GD 92 |
| RCNLD | | $600,400 |