

Key: 10314

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.551

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| POWER CASSI WARD TRS CASSIE WARD POWER TRUST 142 HINCKLEY RD MILTON, MA 02186 | | | | 47.2-44-0 | | | | 10 NAIRN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| POWER CASSI WARD TRS | | | | 07/28/2022 | QS | 2,850,000 | 35274-87 | | | | |
| LANGSTON JOHN R & | | | | 08/20/1999 | F | | 12490-18 | | | | |
| LANGSTON JOHN R | | | | 05/27/1999 | O | 775,000 | 12297-145 | | | | |

| 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-22-407 | 07/05/2022 | 3 | ALT/RENO | | 04/12/2023 | TL | 100 | 100 |
| EXB-20-70 | 06/24/2020 | 3 | ALT/RENO | | 11/10/2022 | TL | 100 | 100 |
| 990757 | 12/09/1999 | 3 | ALT/RENO | 13,000 | | | | |
| 990592 | 09/27/1999 | 3 | ALT/RENO | 25,000 | 04/16/2001 | DB | 100 | 100 |
| | | | | 4,000 | 11/10/1999 | MS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 942,800 | 1.00 | A | 1.00 | BGD | 4.00 | | 865,580 |
| 300 | A | 0.082 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 65,200 | 1.00 | A | 1.00 | BGD | 4.00 | | 5,350 |

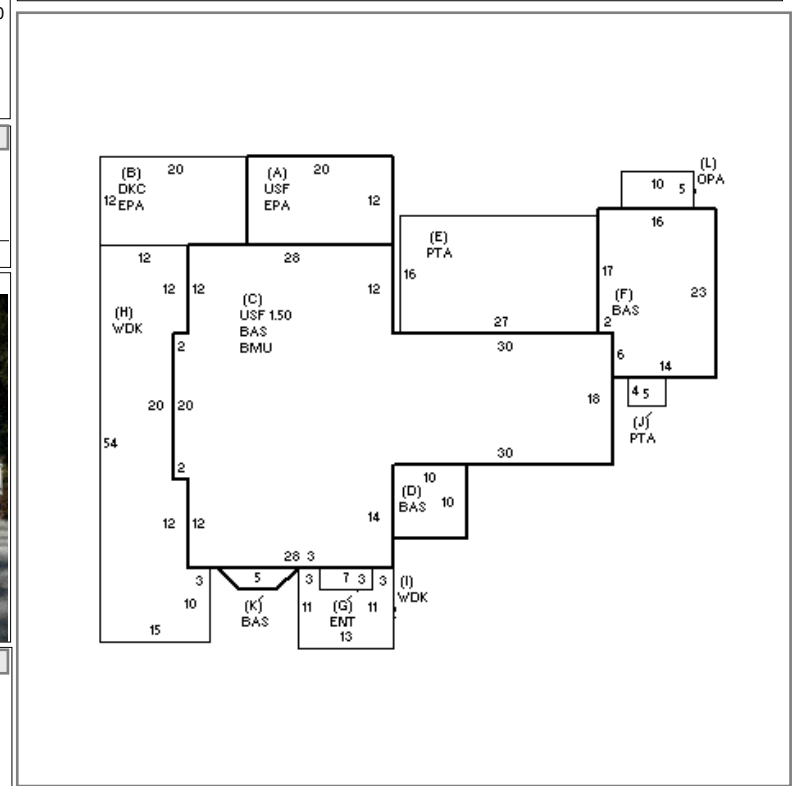
| TOTAL | 43,560 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|--------------------|-----------|-----------|----------|---------|----------|
| Nbhd | CATAUMET | N O T E | DISTANT VIEW OCEAN | | | LAND | 870,900 | 539,600 |
| Infl1 | AVG | | LAND BUILDING | 1,277,800 | 1,048,700 | | | |
| N_Index | AVG | | DETACHED | 64,500 | 49,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 2,213,200 | 1,638,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|------------------|----|-------|-----------|--------|
| DGF | A | 1.00 | 10 0.90 24 X 30 | | 720 | 34.27 | 22,200 |
| IPG | V | 1.30 | 10 0.90 20 X 40 | | 800 | 33.44 | 24,100 |
| CTC | A | 1.00 | 50 0.50 60 X 120 | | 1 | 16,668.40 | 8,300 |
| GZB | V | 1.30 | 10 0.90 | | 76 | 34.45 | 2,400 |
| GZB | V | 1.30 | 10 0.90 10 X 10 | | 100 | 34.45 | 3,100 |
| PTD | V | 1.30 | 10 0.90 16 X 66 | | 1,056 | 4.58 | 4,400 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 11/10/2022 | TL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/28/2017 | EST |
| STYLE | 9 | 1.20 | ANTIQUE [100%] | REVIEW | 7/25/2023 | RP |
| QUALITY | V | 1.35 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1893 | SIZE ADJ | 0.975 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,452,014 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|-----------|-----------|
| NET AREA | 5,250 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | EPA | N | ENCLOSED PORCH | 480 | | 112.48 | 53,991 | | |
| \$NLA(RCN) | \$277 | OVERALL | 1.310 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | USF | L | UPPER STORY FIN | 2,958 | 1893 | 149.39 | 441,902 | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | B | DKC | N | DECK-COMPOSITE | 240 | | 108.26 | 25,983 | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.02 | C | BMU | N | BSMT UNFINISHED | 1,812 | | 51.13 | 92,644 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | + | BAS | L | BASE AREA | 2,268 | 1893 | 296.34 | 672,105 | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | + | PTA | N | PATIO | 452 | | 23.45 | 10,598 | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | G | ENT | N | ENCLOSED ENTRY | 21 | | 196.90 | 4,135 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | WDK | N | WOOD DECK | 760 | | 36.83 | 27,992 | | |
| | | | | USE | 0 | | 1.00 | K | BAS | L | BASE AREA | 24 | 1893 | 296.36 | 7,113 | | |
| | | | | | | | | L | OPA | N | OPEN PORCH | 50 | | 140.49 | 7,025 | | |
| | | | | | | | | F32 | O | FPL 3S 2OP | 3 | | 16,591.10 | 49,773 | | | |
| | | | | | | | | FIX | O | XTRA FIXTURES | 16 | | 3,672.09 | 58,753 | | | |

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

| EFF.YR/AGE | 2007 / 15 |
|------------|------------|
| COND | 12 12 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 12 % GD 88 |

| RCNLD | \$1,277,800 |
|-------|-------------|
|-------|-------------|