

Key: 10318

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.555

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES DANIEL & PATRICIA HAYES TR HAYES REVOCABLE TRUST 20 NAIRN RD POCASSET, MA 02559				47.2-48-0				20 NAIRN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAYES DANIEL & PATRICIA H				07/25/2014	F	100	28284-218				
HAYES DANIEL &				07/02/2001	QS	1,000,000	14004-329				
SPEARS MORTON F &				07/23/1971	QS	29,000	1520-725				

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-22-178	03/30/2022	14	SOLAR CYCLICAL	23,700			100	100

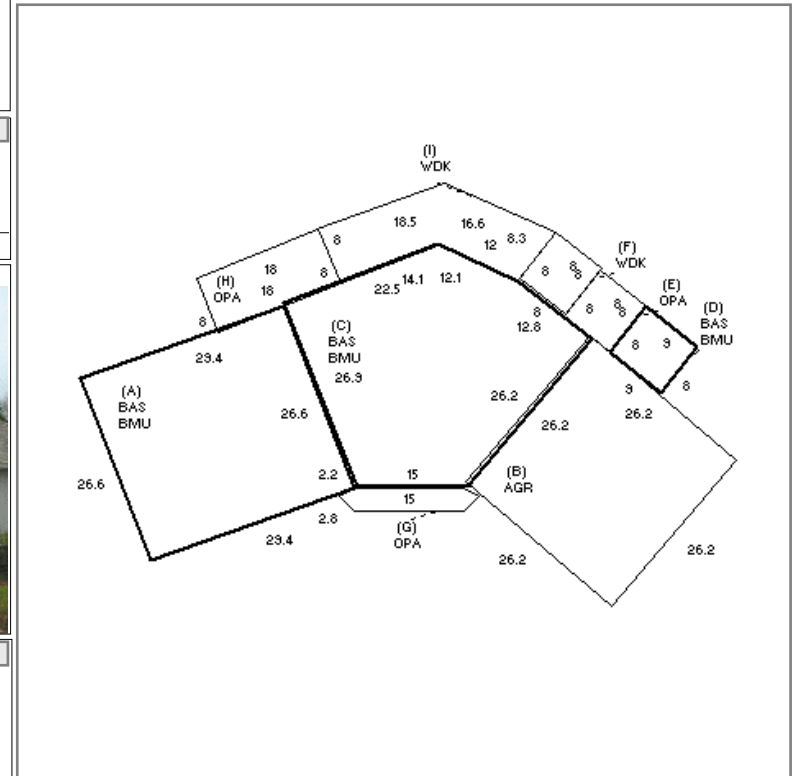
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,400	14	1.00	100	1.00	100	1.00	2,144,870	1.33	A	1.00	BSP	9.10			1,789,260

TOTAL	27,400 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	1,789,300	1,583,500
Infl1	AVG		BUILDING	487,400	431,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,276,700	2,014,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2001	EB
MODEL	1		RESIDENTIAL	LIST	10/30/2001	EB
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/12/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,743	DETAIL ADJ	1.000
\$NLA(RCN)	\$363	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	85	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	4	SHAKES	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,743		38.54	67,181
+	BAS	L	BASE AREA	1,743	1973	230.23	401,287
B	AGR	N	ATT GARAGE	689		75.57	52,066
+	OPA	N	OPEN PORCH	259		76.50	19,814
+	WDK	N	WOOD DECK	305		27.77	8,469
BGF	N		BSMT GOOD FINIS	872		58.01	50,583
F13	O		FPL 1S 3OP	1		11,464.90	11,465
FIX	O		XTRA FIXTURES	8		2,768.24	22,146

TOTAL RCN	633,011
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$487,400
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