

Key: 10360

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.593

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KENT SUSAN ELIZBETH & ERIK KENT 1556 HANOVER ST HANOVER, MA 02339		47.4-5-0		40 RED BROOK HARBOR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KENT SUSAN ELIZBETH & RATHLEV NIELS K ETUX		08/31/2020	QS	545,000	33218-18
DUNBURY FREDERICK J &		02/08/2011	QS	537,000	25243-127/8
		10/09/1970	XX		1487-6

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 %
990236	05/13/1999	8	POOL	4,000	11/05/1996	MS	100 100
970531	10/08/1997	6	FENCE	2,500	05/15/1998	JS	100 100

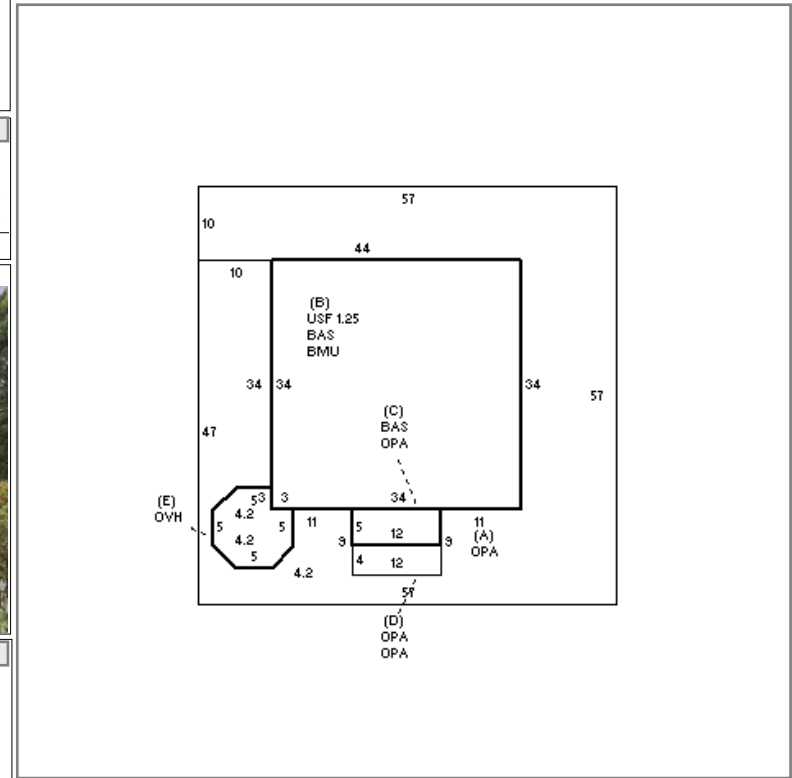
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	23,100	14	1.00	100	1.00	100	1.00	518,540	1.52	A	1.00	BA- 2.20		417,730

TOTAL	23,087 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	417,700	302,500			
Infl1	AVG		BUILDING	503,700	445,700			
N_Index	AVG		DETACHED	800	800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>922,200</b>	<b>749,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 10		100	16.90	800
SHF	A	1.00	A 0.75 9 X 11			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/17/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	662,738
NET AREA	2,760	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	2,141		60.35	129,215	CONDITION ELEM	CD
\$NLA(RCN)	\$240	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,156		40.59	46,916	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,216	1900	209.22	254,416	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,445	1900	115.72	167,210	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	99	1900	201.57	19,955	BATHS	A
				INT. FINISH	1	PLASTER	1.00		BMF	N	BSMT FINISH	250		65.03	16,259	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		9,804.40	9,804	ELECT	A
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	8		2,370.28	18,962		
				USE	0		1.00										

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$503,700