

Key: 10391

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.623

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FISH-WILL KAREN 51 CLUBHOUSE DR HINGHAM, MA 02043				47.4-11-0				60 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FISH-WILL KAREN				06/16/2022	QS	2,480,000	35190-131				
KINGMAN THOMAS W ESTATE O				07/29/2021	F	1	34339-281				
KINGMAN THOMAS W				12/04/1989	F	1	6976-115				

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	%
D-22-17	07/18/2022	5	DEMOLITIONS	50,000	10/16/2023	TL	0	0
990118	03/11/1999	3	ALT/RENO	7,000	11/10/1999	MS	100	100
920465	08/21/1992	4	DETACH.STRUC	2,135	04/29/1993	JS	100	100
900135	04/13/1990	3	ALT/RENO	4,000	10/23/1991	HS	100	100

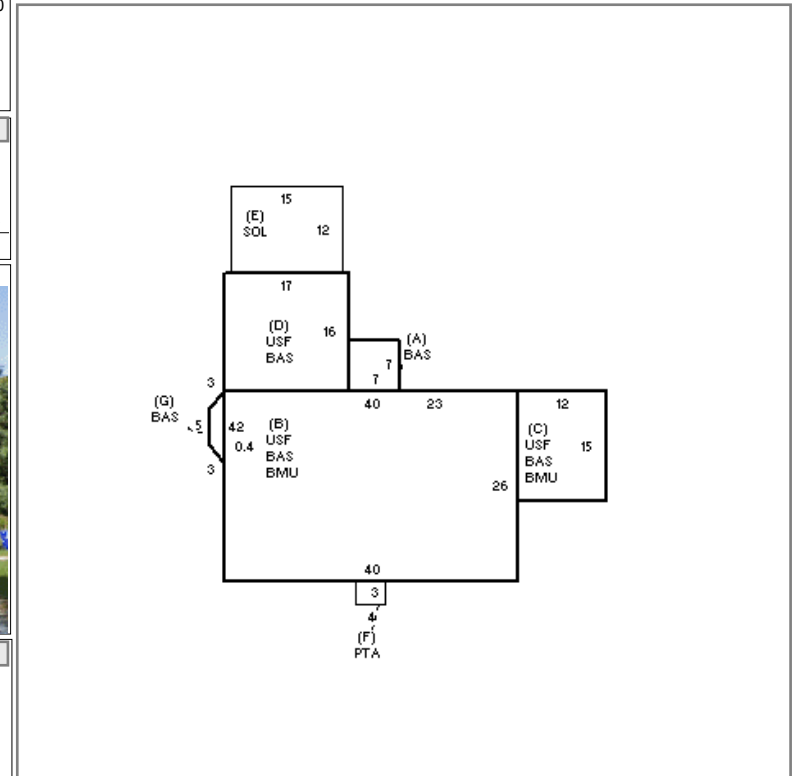
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	14	1.00	100	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10	1,969,180
300	A	2,582	14	1.00	100	1.00	100	1.00	88,998	1.00	ML	0.60	BSP	9.10	229,790

TOTAL	3.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	2,199,000	1,945,800			
Infl1	AVG		BUILDING	37,300	33,000			
N_Index	AVG		DETACHED	10,700	16,300			
			OTHER	0	0			
			TOTAL	2,247,000	1,995,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	21 X 28	588	36.34	10,700



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/10/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/6/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1880	SIZE ADJ	0.975
NET AREA	5,128	DETAIL ADJ	1.000
\$NLA(RCN)	\$182	OVERALL	1.260
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	23	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	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
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
+	BAS	L	BASE AREA	2,596	1880	202.01	524,426
+	BMU	N	BSMT UNFINISHED	1,220		39.25	47,881
+	USF	L	UPPER STORY FIN	2,532	1880	106.44	269,499
E	SOL	N	SOLARIUM	180		117.75	21,194
F	PTA	N	PATIO	12		20.68	248
	BMF	N	BSMT FINISH	598		53.83	32,188
	F21	O	FPL 2S 1OP	2		10,821.85	21,644
	FIX	O	XTRA FIXTURES	6		2,616.30	15,698

TOTAL RCN	932,777
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O
EFF.YR/AGE	1963 / 59
COND	56 56 %
FUNC	40 uc
ECON	0
DEPR	96 % GD 4
RCNLD	\$37,300