

Key: 10788

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.061

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  | PARCEL ID  | LOCATION                |            |                          |
|--|--|------------|-------------------------|------------|--------------------------|
| HUDSON HOLLY GUILD<br>P O BOX 125<br>CATAUMET, MA 02534-0125 |  | 51.1-30-0  | 188 RED BROOK HARBOR RD |            |                          |
| TRANSFER HISTORY   |  | DOS        | T                       | SALE PRICE | BK-PG (Cert)             |
| HUDSON HOLLY GUILD<br>GUILD HELEN R                          |  | 08/22/2003 | A<br>XX                 | 282,000    | 17517-189<br>0939+-0505+ |

| 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    | %   |
| 18191  | 03/12/2018 | 15            | INSULATE/WEA | 2,745  |       |    | 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 | 518,540 | 1.00 | A          | 1.00      | BAV | 2.20 |  |  |  | 476,070 |

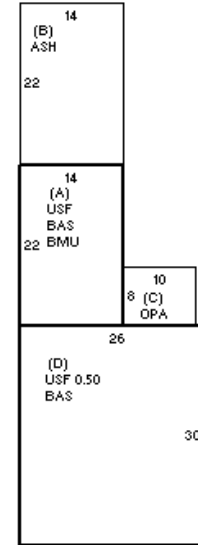
| TOTAL   | 39,988 SF | ZONING | 1        | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|--------------|----------------|----------------|---------|----------|
| Nbhd    | CATAUMET  | NOTE   | LAND     | 476,100      | 411,800        |                |         |          |
| Infl1   | AVG       |        | BUILDING | 270,100      | 239,100        |                |         |          |
| N_Index | AVG       |        | DETACHED | 13,000       | 12,400         |                |         |          |
|         |           |        | OTHER    | 0            | 0              |                |         |          |
|         |           |        |          | <b>TOTAL</b> | <b>759,200</b> | <b>663,300</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE |      | YB      | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------|---------|-------|-----------|--------|
| DGF | A    | 1.00 | 40       | 0.60 | 23 X 26 | 598   | 36.34     | 13,000 |
| SHF | L    | 0.90 | A        | 0.75 | 6 X 8   |       | 0.00      |        |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/15/2001 | EB |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/9/2007   | TL |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 7/9/2007   | TL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |



| YEAR BLT        | 1935  | SIZE ADJ   | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,786 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$199 | OVERALL    | 1.070 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 1.5   | 1.00       |       |
| ROOMS           | 8     | 1.00       |       |
| BEDROOMS        | 3     | 1.00       |       |
| BATHROOMS       | 1     | 1.00       |       |
| FIXTURES        | 7     | 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      | 3  | FOUN. WALL     | 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     | 1  | HARDWOOD       | 1.02 |
| INT. FINISH     | 3  | WOOD PANEL     | 0.98 |
| HEATING/COOLING | 1  | FORCED AIR     | 1.00 |
| FUEL SOURCE     | 2  | GAS            | 1.00 |
| USE             | 0  |                | 1.00 |

| S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A   | BMU | N | BSMT UNFINISHED | 308   |      | 66.34     | 20,433  |
| +   | USF | L | UPPER STORY FIN | 698   | 1935 | 117.51    | 82,021  |
| B   | ASH | N | ATT SHED        | 308   |      | 22.51     | 6,934   |
| C   | OPA | N | OPEN PORCH      | 80    |      | 77.66     | 6,213   |
| +   | BAS | L | BASE AREA       | 1,088 | 1935 | 207.46    | 225,714 |
| F21 | O   |   | FPL 2S 1OP      | 1     |      | 9,519.90  | 9,520   |
| FIX | O   |   | XTRA FIXTURES   | 2     |      | 2,301.35  | 4,603   |

| TOTAL RCN      | 355,437    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1995 / 27  |
| COND           | 24 24 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 24 % GD 76 |
| RCNLD          | \$270,100  |