

Key: 11297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.607

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FORD BRIAN M & KIMBERLY P C/O FORD FAMILY REVOCABLE TRUS 32 VALLEY VIEW TERR N ATTLEBORO, MA 02760				55.0-25-0				26 WHIMBREL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORD FAMILY REVOCABLE TRU				11/22/2023	F	1	36100-154				
FORD BRIAN M & KIMBERLY P				07/12/2019	A	340,000	32152-243				
FORD ANNE M				01/30/2013	F	1	27089-106				

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	%
19674	07/25/2019	3	ALT/RENO	128,000	04/05/2021	TL	100	100

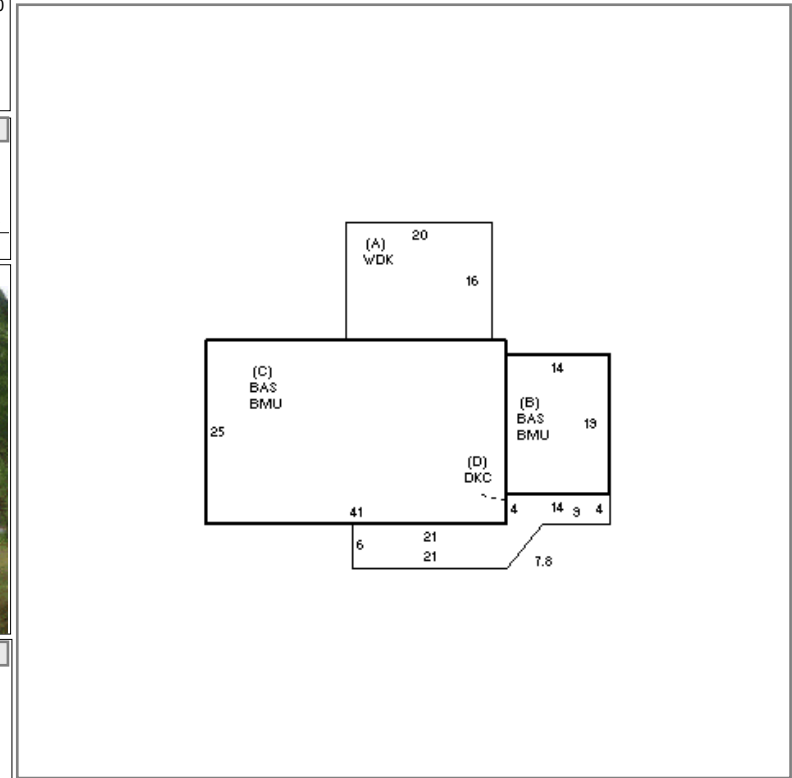
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	15,910	14	1.00	100	1.00	100	1.00	294,625	2.07	A	1.00	R06	1.25	223,240
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25	4,080

TOTAL	15,910 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE			LAND	227,300	201,200
Infl1	AVG			LAND	345,400	305,700			
N_Index	AVG			DETACHED	26,100	25,000			
							OTHER	0	0
							TOTAL	598,800	531,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	E	1.90	10 0.90		676	33.11	20,100
PTD	E	1.90	10 0.90 EST	2020	1,000	6.70	6,000



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2020	RP
MODEL	1		RESIDENTIAL	LIST	4/5/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/5/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,411
NET AREA	1,291	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	320		22.99	7,357	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,291		34.39	44,394	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00		BAS	L	BASE AREA	1,291	1979	202.35	261,228	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	197		67.58	13,314	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		BKF	N	BSMT FINISH	325		62.90	20,441	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,630.60	8,631	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	7		2,292.29	16,046	ELECT	U
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$345,400	