

Key: 1250

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.259

LEGALS

| CURRENT OWNER                                                                   |   |          |      | PARCEL ID  |         |            |              | LOCATION      |      |     |            |           |
|---------------------------------------------------------------------------------|---|----------|------|------------|---------|------------|--------------|---------------|------|-----|------------|-----------|
| HUNT MARY L<br>C/O KELLEHER EVELYN &<br>36 TOWER HILL RD<br>BRAINTREE, MA 02184 |   |          |      | 7.0-61-0   |         |            |              | 58 NOREAST DR |      |     |            |           |
| TRANSFER HISTORY                                                                |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |               |      |     |            |           |
| KELLEHER EVELYN &<br>HUNT-CIFRINO MARY L TRS                                    |   |          |      | 11/15/2023 | QS      | 749,000    | 36088-82     |               |      |     |            |           |
| HUNT MARY L                                                                     |   |          |      | 05/02/2023 | F       | 1          | 35764-35     |               |      |     |            |           |
|                                                                                 |   |          |      | 04/26/2010 | N       | 312,969    | 24507-331/2  |               |      |     |            |           |
| CD                                                                              | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo          | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100                                                                             | S | 15,082 1 | 1.00 | 100        | 1.00    | 259,270    | 2.17         | A             | 1.00 | R04 | 1.10       | 195,020   |

LAND

| TOTAL   | 15,072 SF | ZONING | 1 | FRNT | 184      | ASSESSED     | CURRENT        | PREVIOUS       |
|---------|-----------|--------|---|------|----------|--------------|----------------|----------------|
| Nbhd    | N SAG     | NOTE   |   |      | LAND     | 195,000      | 172,600        |                |
| Infl1   | AVG       |        |   |      | BUILDING | 452,700      | 361,000        |                |
| N_Index | AVG       |        |   |      | DETACHED | 0            | 0              |                |
|         |           |        |   |      | OTHER    | 0            | 0              |                |
|         |           |        |   |      |          | <b>TOTAL</b> | <b>647,700</b> | <b>533,600</b> |

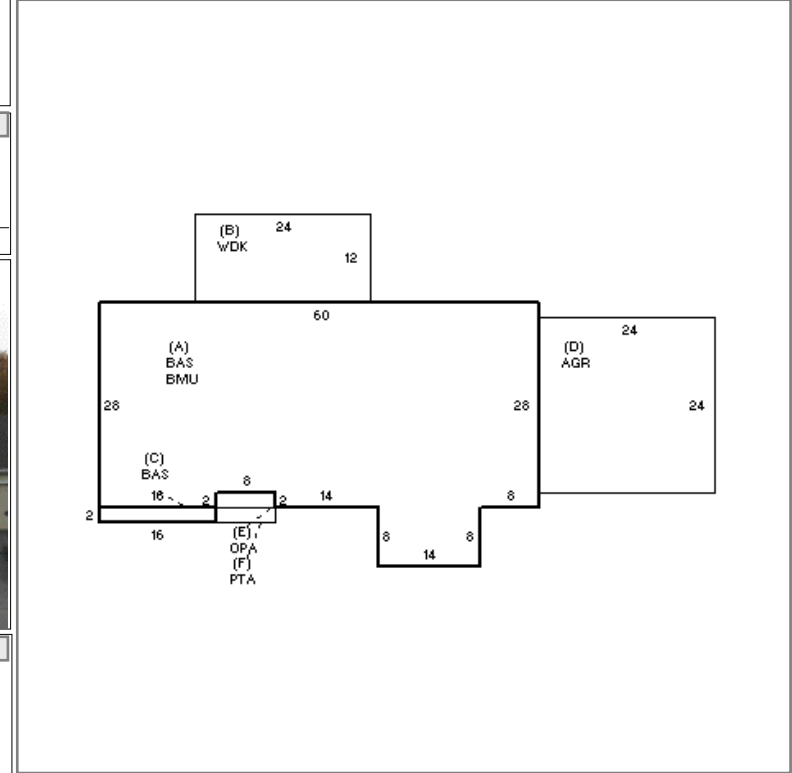
DETACHED

| TY  | QUAL | COND         | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|--------------|----------|------|-------|-----------|-------|------------|
| SHF | A    | 1.00 10 0.90 | 75 SQ FT | 2017 |       | 0.00      |       | 10/29/2010 |

| 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 | %   |
| 15988  | 10/27/2015 | 4             | DETACH.STRUC | 1,500  | 08/11/2016 |        | 100 | 100 |
| 970241 | 05/22/1997 | 1             | NEW CONSTRUC | 90,000 | 12/30/1997 | JC     | 100 | 100 |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/17/2021 | NMP |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/11/2016  | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  |            |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



| YEAR BLT   | 1997  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 497,516 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,808 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,776 |      | 29.95     | 53,189  |           |         |
| \$NLA(RCN) | \$275 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL           | 1.00 | B | WDK | N | WOOD DECK       | 288   |      | 26.16     | 7,534   |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | + | BAS | L | BASE AREA       | 1,808 | 1997 | 178.89    | 323,427 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | D | AGR | N | ATT GARAGE      | 576   |      | 62.42     | 35,956  |           |         |
|            |       |            |       | FLOOR COVER     | 13 | HARDWOOD-W/W    | 1.00 | E | OPA | N | OPEN PORCH      | 16    |      | 96.01     | 1,536   |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F | PTA | N | PATIO           | 16    |      | 17.04     | 273     |           |         |
|            |       |            |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 |   | BMF | N | BSMT FINISH     | 1,584 |      | 30.71     | 48,648  |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 8,098.20  | 8,098   |           |         |
|            |       |            |       | USE             | 0  |                 | 1.00 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,150.97  | 6,453   |           |         |
|            |       |            |       |                 |    |                 |      |   | JAC | O | JACUZZI         | 1     |      | 12,402.80 | 12,403  |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | A  |
| INTERIOR       | V  |
| KITCHEN        | V  |
| BATHS          | G  |
| HEAT           | A  |
| ELECT          | A  |

| EFF.YR/AGE | 2010 / 12 |
|------------|-----------|
| COND       | 9 9 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 9 % GD 91 |

| RCNLD | \$452,700 |
|-------|-----------|
|-------|-----------|