

Key: 1260

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.269

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KUANG HUA 89 ROBINSON RD BOXBOROUGH, MA 01719				7.0-71-0				38 NOEAST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUANG HUA				03/31/2022	H	825,000	35014-314				
MORGAN JAMES A ESTATE OF				03/08/2022	F	1 34957-9-11					
MORGAN JAMES A				07/03/2014	F	28247-269					

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 %
320089	06/02/1989	3	ALT/RENO		06/26/2020	TL	100 100
890283	05/17/1989	1	NEW CONSTRUC	102,000	11/01/1991	HS	100 100
		1	NEW CONSTRUC	10,000	01/02/1990	RMD	100 100

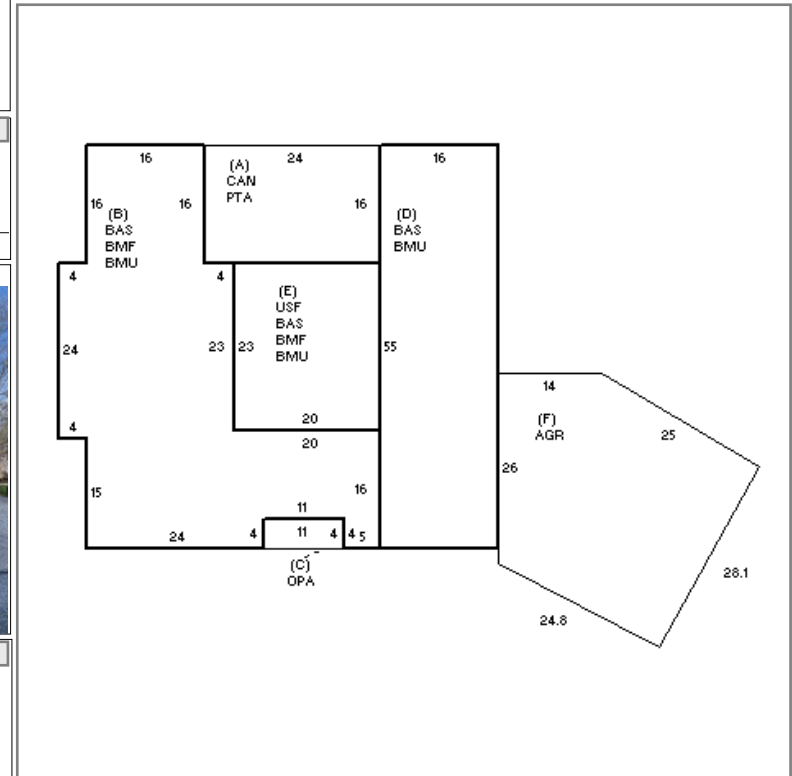
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,296 1	1.00	100	1.00	100	1.00	259,270	2.15	A	1.00	R04 1.10	195,390

TOTAL	15,290 SF	ZONING	1	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,400	172,900			
Infl1	AVG		BUILDING	724,300	693,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	919,700	866,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2021	NMP
MODEL	1		RESIDENTIAL	LIST	7/1/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/5/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1989	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	992,169
NET AREA	3,208	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	384		18.45	7,086		
\$NLA(RCN)	\$309	OVERALL	1.240	EXT COVER	12	BRICK VENEER	1.10	A	CAN	N	CANOPY	384		14.78	5,674		
				ROOF SHAPE	2	HIP	1.02	+	BMU	N	BSMT UNFINISHED	2,748		37.32	102,557		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BMF	N	BSMT FINISH	1,408		41.27	58,106		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	BAS	L	BASE AREA	2,748	1989	223.17	613,280		
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	44		110.58	4,866		
				HEATING/COOLING	2	HOT WATER	1.02	E	BMF	N	BSMT FINISH	460		59.47	27,354		
				FUEL SOURCE	2	GAS	1.00	E	USF	L	UPPER STORY FIN	460	1989	149.33	68,694		
				USE	0		1.00	F	AGR	N	ATT GARAGE	899		74.88	67,319		
									FIX	O	XTRA FIXTURES	10		2,890.25	28,903		
									WPL	O	WHIRLPOOL	1		8,331.70	8,332		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1992 / 30
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73

RCNLD	\$724,300
-------	-----------