

Key: 1366

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.371

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUNTER JAMES & CONSTANCE 46 RUSTIC ROAD EAST WALPOLE, MA 02032				7.2-5-0				236 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUNTER JAMES & CONSTANCE				10/25/2018	QS	635,000	(217675)				
MAUNEY MARDI J & JAMES P				07/14/2016	F	1	(210125)				
MAUNEY MARDI J & JAMES P				01/19/2006	F	10	(179057)				

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 %
14134	03/07/2014	3	ALT/RENO				100 100
10432	07/21/2010	6	FENCE	5,000	11/22/2010		100 100
07726	11/28/2007	6	FENCE	4,000	03/28/2008	TL	100 100
07248	05/16/2007	3	ALT/RENO	680	06/20/2007	TL	100 100
06556	09/06/2006	3	ALT/RENO	3,608	06/20/2007	TL	100 100

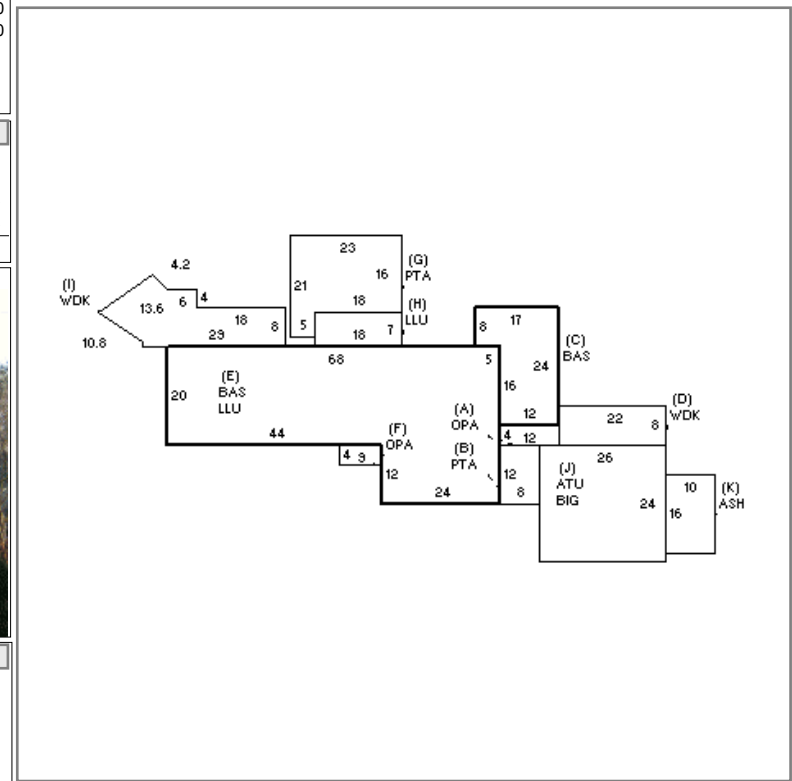
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	1	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00 R04 1.10	238,030
200	A	0.918	1	1.00	100	1.00	100	1.00	103,620	1.00	A	1.00 R04 1.10	95,120
300	A	0.444	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00 R04 1.10	7,960

TOTAL	2.280 Acres		ZONING	1	FRNT	431	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	VIEWS OF MARSH AND SAGAMORE BEACH Also frontage on Marsh Pond Rd			LAND	341,100	301,900
Infl1	AVG			BUILDING	518,700	459,100			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	859,800	761,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/03/2010
									

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	8/30/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/30/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603.095
NET AREA	2,976	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	84		73.20	6,149	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	+	PTA	N	PATIO	489		13.85	6,772	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,976	1954	180.39	356,456	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	518		21.75	11,269	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	LLU	N	LOWER LEVEL UNF	1,774		31.19	55,329	BATHS	G
				INT. FINISH	1	PLASTER	1.00	J	BIG	N	BUILT-IN GARAGE	624		75.11	46,870	HEAT	U
				HEATING/COOLING	5	ELECTRIC BB	0.98	J	ATU	N	ATTIC UNF	624		42.54	26,544	ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00	K	ASH	N	ATT SHED	160		22.93	3,669		
				USE	0		1.00		LLF	L	LOWER LEVEL FIN	1,000	1954	55.53	55,535		
									F12	O	FPL 1S 2OP	2		8,575.25	17,151		
									FIX	O	XTRA FIXTURES	8		2,169.03	17,352		



EFF. YR/AGE	2005 / 17	COND	14	%	14	%	GD	86
FUNC	0	ECON	0	RCNLD	\$518,700			