

Key: 15278

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.761

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| CURRENT OWNER  |   |          |      | PARCEL ID  |         |            |                        | LOCATION      |         |      |            |           |     |      |  |         |
|--|---|----------|------|------------|---------|------------|------------------------|---------------|---------|------|------------|-----------|-----|------|--|---------|
| HOLMES STEPHEN P JR<br>12 TIFFANY ROAD<br>BOURNE, MA 02532 |   |          |      | 35.1-181-0 |         |            |                        | 12 TIFFANY RD |         |      |            |           |     |      |  |         |
| TRANSFER HISTORY   |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert)           |               |         |      |            |           |     |      |  |         |
| HOLMES STEPHEN P JR  |   |          |      | 08/15/2003 | QS      | 559,500    | 17471-150              |               |         |      |            |           |     |      |  |         |
| COHEN RICHARD R &<br>CIMENO J SCOTT TR                     |   |          |      | 12/18/2002 | B       | 180,000    | 16105-347<br>11613-146 |               |         |      |            |           |     |      |  |         |
| CD   | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF                    | Topo          | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
| 100  | S | 40,000   | 9    | 1.00       | 100     | 1.00       | 100                    | 1.00          | 247,485 | 1.00 | A          | 1.00      | R05 | 1.05 |  | 227,210 |
| 300  | A | 0.005    | 9    | 1.00       | 100     | 1.00       | 100                    | 1.00          | 17,115  | 1.00 | A          | 1.00      | R05 | 1.05 |  | 90      |

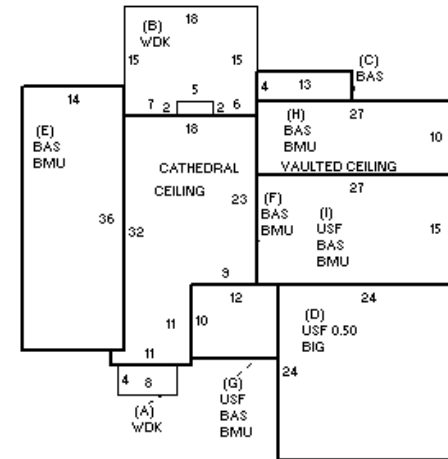
| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY | 1st    | %   |
| 08292  | 06/12/2008 | 8             | POOL         | 25,000  | 11/04/2009 | TL | 100    | 100 |
| 05513  | 08/01/2005 | 4             | DETACH.STRUC | 4,500   | 11/04/2009 | TL | 100    | 100 |
| 02828  | 12/24/2002 | 1             | NEW CONSTRUC | 200,000 | 01/02/2004 | TL | 100    | 100 |
| 02056  | 02/06/2002 | 1             | NEW CONSTRUC | 200,000 | 03/24/2003 | TL | 100    | 100 |

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| TOTAL   | 40,224 SF | ZONING | FRNT     | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---|----------|---------|----------|
| Nbhd    | MO BCH    | NOTE   | LAND     |   | 227,300  | 201,200 |          |
| Infl1   | AVG       |        | BUILDING |   | 657,600  | 581,900 |          |
| N_Index | AVG       |        | DETACHED |   | 31,500   | 30,000  |          |
|         |           |        | OTHER    |   | 0        | 0       |          |
|         |           |        | TOTAL    |   | 916,400  | 813,100 |          |

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| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |        |
|-----|------|------|----------|---------|-------|-----------|-------|--------|
| IPG | E    | 1.90 | 10 0.90  | 16 X 32 | 2008  | 512       | 56.46 | 26,000 |
| PLH | G    | 1.20 | 10 0.90  | 10 X 14 |       | 140       | 43.88 | 5,500  |



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| BUILDING | CD | ADJ  | DESC                | MEASURE | 1/30/2004 | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 1/30/2004 | TL |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 11/4/2009 | TL |
| QUALITY  | G  | 1.10 | GOOD [100%]         |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS

| YEAR BLT  | 2002      | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 773,596        |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|---|-----------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|---|-------|----|---------|
| NET AREA  | 2,681     | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | + | WDK | N | WOOD DECK       | 292   |      | 34.47     | 10,066  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| \$NLA(RCN)  | \$289     | OVERALL    | 1.210 | EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | + | BAS | L | BASE AREA       | 1,868 | 2002 | 235.74    | 440,364 |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | ROOF SHAPE      | 2  | HIP             | 1.02 | D | BIG | N | BUILT-IN GARAGE | 576   |      | 104.36    | 60,109  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | + | USF | L | UPPER STORY FIN | 813   | 2002 | 143.28    | 116,489 |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.02 | + | BMU | N | BSMT UNFINISHED | 1,816 |      | 39.47     | 71,672  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | ATU | N | ATTIC UNF       | 448   |      | 56.26     | 25,203  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 |   | F11 | O | FPL 1S 1OP      | 1     |      | 10,672.00 | 10,672  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 |   | FIX | O | XTRA FIXTURES   | 8     |      | 2,834.53  | 22,676  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|   |           |            |       | USE             | 0  |                 | 1.00 |   | JAC | O | JACUZZI         | 1     |      | 16,344.70 | 16,345  |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> |           |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           | CONDITION ELEM | CD        | EXTERIOR | A    | INTERIOR | A    | KITCHEN | A | BATHS | A    | HEAT | A | ELECT | A  |         |
| CONDITION ELEM  | CD        |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| EXTERIOR  | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| INTERIOR  | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| KITCHEN   | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| BATHS   | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| HEAT  | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| ELECT   | A         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2004 / 18</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>15</td> <td>15 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>15</td> <td>% GD 85</td> </tr> </tbody> </table>                  |           |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           | EFF.YR/AGE     | 2004 / 18 |          | COND | 15       | 15 % | FUNC    | 0 |       | ECON | 0    |   | DEPR  | 15 | % GD 85 |
| EFF.YR/AGE  | 2004 / 18 |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| COND  | 15        | 15 %       |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| FUNC  | 0         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| ECON  | 0         |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| DEPR  | 15        | % GD 85    |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| <table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$657,600</th> </tr> </thead> </table>   |           |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           | RCNLD          | \$657,600 |          |      |          |      |         |   |       |      |      |   |       |    |         |
| RCNLD   | \$657,600 |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |