

Key: 1549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.551

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|-------------------------------|--|--|--|---------------------------|--|--|--|---------------|----|------------|--------------|--|--|
| BRANCH RICHARD & ASHLEY COHEN | | | | 7.3-124-0 | | | | 19 DEACONS LN | | | | | |
| TRS RICHARD BRANCH REV TRUST | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| PO BOX 537 | | | | BRANCH RICHARD & ASHLEY C | | | | 05/09/2022 | F | 1 | (229888) | | |
| SAGAMORE BEACH, MA 02562 | | | | BRANCH RICHARD S | | | | 05/09/2022 | F | 1 | (123320) | | |
| | | | | BRANCH RICHARD S & | | | | 05/15/1991 | QS | 118,000 | (123320) | | |

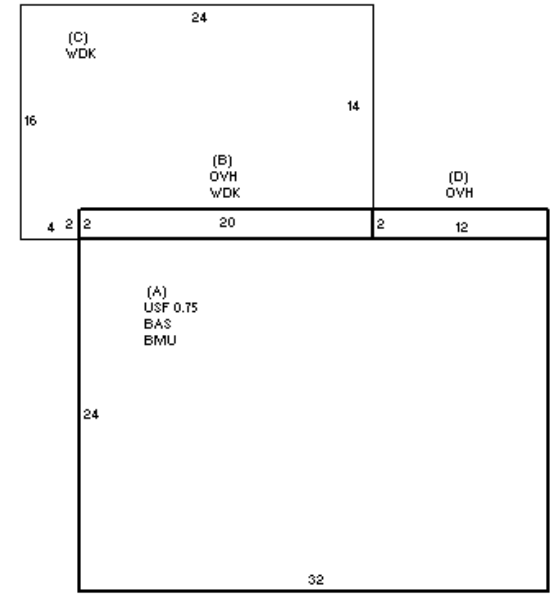
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 200498 | 08/16/2000 | 5 | DEMOLITIONS | 52,000 | 05/02/2001 | TL | 100 | 100 |
| 200404 | 06/29/2000 | 4 | DETACH.STRUC | 5,000 | 05/02/2001 | TL | 100 | 100 |
| 960306 | 07/08/1996 | 9 | DECK | 1,550 | 04/22/1997 | JC | 100 | 100 |
| 920587 | 11/18/1992 | 10 | WOODSTOVE | | 02/24/1993 | JS | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 23,164 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 259,270 | 1.52 | A | 1.00 | R04 | 1.10 | | | 208,970 |

DETACHED

| TOTAL | 23,174 SF | ZONING | 1 | FRNT | 125 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | NOTE Also frontage on Plymouth Heights Rd | LAND | 209,000 | 185,000 | | | |
| Infl1 | AVG | | BUILDING | 266,700 | 236,000 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 475,700 | 421,000 | | | |



BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/02/2001 |
|----|------|------|----------|----|-------|-----------|-------|-------|------------|
| | | | | | | | | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 7/13/2021 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2001 | TL |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 3/29/2017 | DB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1982 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 333,367 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| NET AREA | 1,408 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 49.99 | 38,394 | CONDITION ELEM CD | |
| \$NLA(RCN) | \$237 | OVERALL | 1.070 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 768 | 1982 | 224.02 | 172,050 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 576 | 1982 | 119.50 | 68,833 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 384 | | 23.20 | 8,908 | KITCHEN | A |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | + | OVH | L | OVERHANG | 64 | 1982 | 196.68 | 12,587 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | BMF | N | BSMT FINISH | 336 | | 63.46 | 21,322 | HEAT | A |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,312.93 | 6,939 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 4,334.40 | 4,334 | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| EFF.YR/AGE | 1999 / 23 |
|------------|------------|
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$266,700 |