

Key: 16169

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.071

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH PAUL J & URSULA B SMITH 262 HERRING POND ROAD BOURNE, MA 02532				6.0-259-0				262 HERRING POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH PAUL J & URSULA B S				05/30/2018	QS	610,000	31302-257				
COLLARD MATTHEW J ETUX				04/29/2016	H	445,500	29614-254				
MCKENNA MICHAEL L ETUX				04/25/2007	P	340,000	21969-261				

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	%
17990		4	DETACH.STRUC		10/30/2019	RP	100	100
		12	CYCLICAL		08/14/2018	DB	100	100
07272	12/05/2017	14	SOLAR	21,398			100	100
	05/21/2007	1	NEW CONSTRUCT	250,000	08/22/2008	TL	100	100

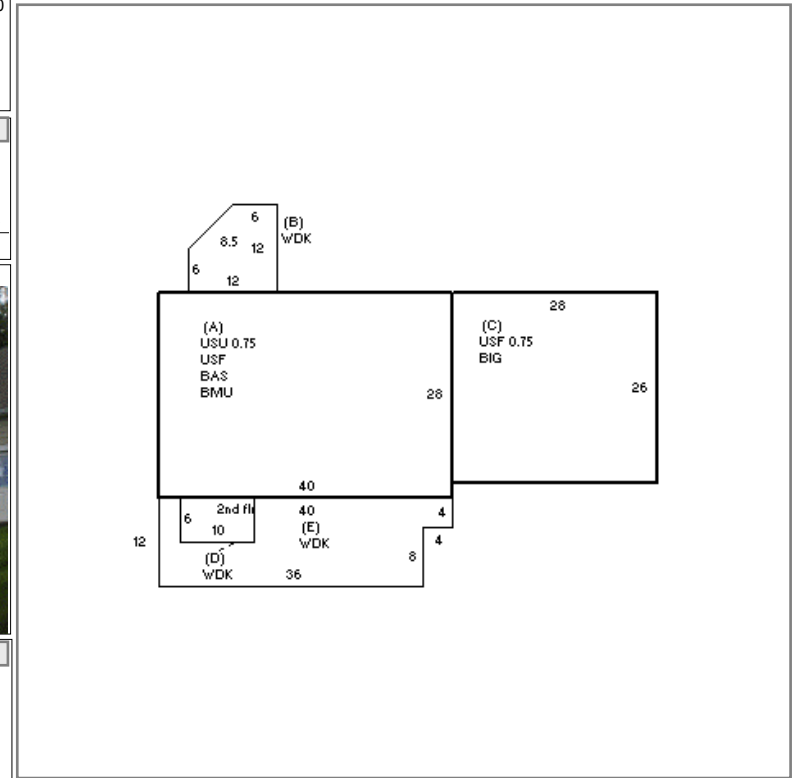
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	3	1.00	100	259,270	0.64	A	1.00	PGD	1.10	307,080
300	A	0.176	3	1.00	100	17,930	1.00	A	1.00	PGD	1.10	3,160

TOTAL	2.013 Acres	ZONING	2	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	View of Herring Run; deeded dock on Map 5 Parcel 8.01/Per Deed bk 31302 pg 257, part owner of dock (33%) of the 3x66 dock, goes with key #s 900 & 19306	LAND	310,200	274,600			
Infl1	AVG		BUILDING	578,900	517,900			
N_Index	AVG		DETACHED	17,900	17,100			
			OTHER	0	0			
			TOTAL	907,000	809,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	S	3.00	50 0.50	33%OWNER 3X5	66	543.60	17,900



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2018	BC
MODEL	1		RESIDENTIAL	LIST	10/30/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/30/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,786	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,120		40.97	45,885
\$NLA(RCN)	\$228	OVERALL	1.070	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	1,120	2007	215.67	241,555
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	2007	116.81	130,825
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USU	N	UPPER STORY UNF	840		51.48	43,246	
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	634		24.00	15,214	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	728		82.86	60,320	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	C	USF	L	UPPER STORY FIN	546	2016	116.81	63,778	
FIXTURES	11	1.00	FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	6		2,392.68	14,356		
GARAGE CAPACITY	2	1.00	USE	0		1.00	GFP	O	GAS FIREPLACE	1		7,190.40	7,190		
% BSMT FINISH	0	1.00					JAC	O	JACUZZI	1		13,796.60	13,797		
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	636,165
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$578,900