

Key: 16171

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.073

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TEDSTONE ROBERT B JR & LISA M TEDSTONE				5.0-42-0				6 HARDING LN			
6 HARDING LANE				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
BUZZARDS BAY, MA 02532				TEDSTONE ROBERT B JR & HARDING DANA W				07/05/2006 F 1 21159-127			
				HARDING VICKI J TR HERRIN				04/11/2005 F 1 19708-60			
								09/03/2004 A 1 19005-219			

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 %
15774	09/02/2015	3	ALT/RENO		11/04/2022	SL	100 100
09082	03/23/2009	4	SOLAR	10,000	02/03/2012	TL	100 100
08112	04/01/2008	4	DETACH.STRUC	15,000	10/22/2008	TL	100 100
06597	09/27/2006	4	DETACH.STRUC	2,200		TL	100 100
		1	NEW CONSTRUC	176,500	11/26/2007	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	3	1.00	100	1.00	100	1.00	188,560	0.64	A	1.00	R03	0.80		223,330
300	A	1.363	3	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R03	0.80		17,770

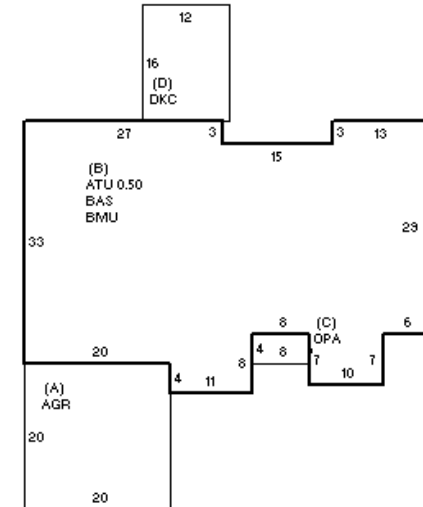
TOTAL	3.200 Acres	ZONING	2	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	241,100	213,400			
Infl1	AVG		BUILDING	615,300	543,700			
N_Index	AVG		DETACHED	33,100	26,300			
			OTHER	0	0			
TOTAL				889,500	783,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	G	1.20	10 0.90	24 X 29	696	45.71	28,600
SHF	A	1.00	50 0.50	10X12	120	16.42	1,000
SHF	A	1.00	50 0.50	8X12		0.00	
OPS	G	1.20	10 0.90	10X12	120	20.16	2,200
GZB	A	1.00	50 0.50	10X10	100	26.50	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/4/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/4/2022	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2006	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	699,162		
NET AREA	1,788	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	400		93.83	37,532	CONDITION ELEM	CD		
\$NLA(RCN)	\$391	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,788		39.86	71,273	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	1,788	2006	238.10	425,720	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	894		55.59	49,695	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	32		109.52	3,505	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	D	DKC	N	DECK-COMPOSITE	192		84.40	16,206	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	BGF	N	BSMT GOOD FINIS	894		59.99	53,631	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		10,778.70	10,779					
				USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,862.84	14,314					
								JAC	O	JACUZZI	1		16,508.10	16,508					
																EFF.YR/AGE	2007 / 15		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$615,300		