

Key: 1721

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.735

LEGALS

LAND

DETACHED

BUILDING

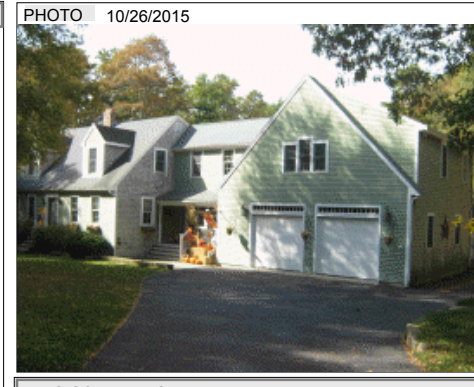
CURRENT OWNER				PARCEL ID				LOCATION			
HYLDBURG CHRISTOPHER & COLEEN TRS CHRPHER&COLEEN HYLDB REV T 2 CHAMBER ROCK ROAD BOURNE, MA 02532				10.0-53-0				2 CHAMBER ROCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HYLDBURG CHRISTOPHER & CO				03/19/2019	F		1 31897-81				
HYLDBURG CHRISTOPHER J &				01/18/1994	XX		9005-240				

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	%
14897	10/21/2014	8	POOL	23,000	01/14/2020	TL	100	100
13673	10/02/2013	2	ADDITIONS	50,000	03/10/2015	TL	100	100
06145	03/17/2006	2	ADDITIONS	76,000	09/19/2007	DB	100	100
940005	01/13/1994	1	NEW CONSTRUC	80,000	07/07/1995	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,424 3		1.00	100 1.00	212,130	0.99	A	1.00	R05 0.90		195,340

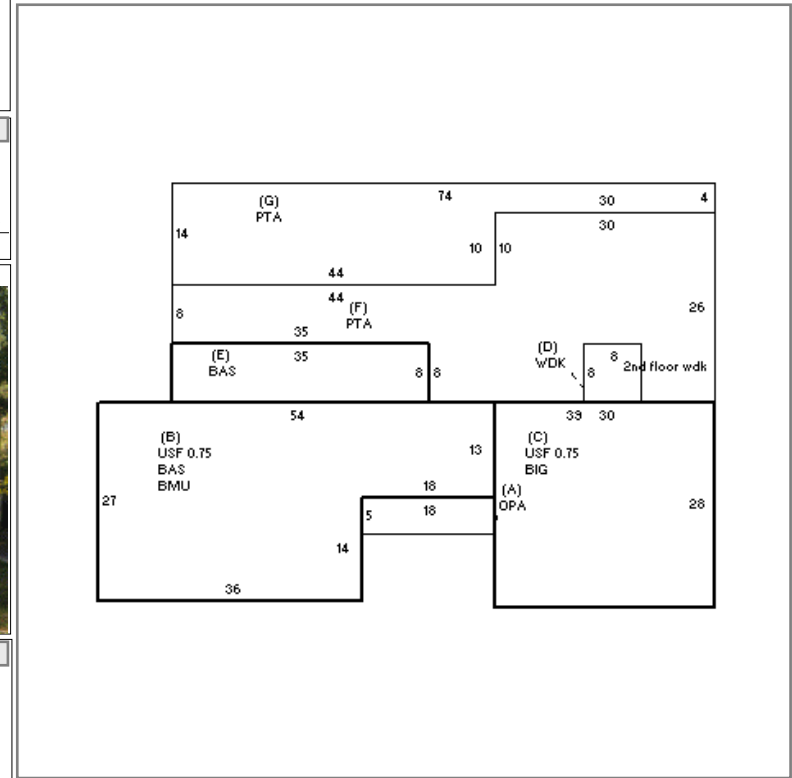
TOTAL	40,424 SF	ZONING	2	FRNT	220	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE Also 201' frontage on Bournedale Rd	LAND	195,300	192,100			
Infl1	AVG		BUILDING	610,500	540,300			
N_Index	AVG		DETACHED	18,300	12,600			
			OTHER	0	0			
			TOTAL	824,100	745,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20 10 0.90	18 X 36	2015	648	31.31	18,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2015	TL
MODEL	1		RESIDENTIAL	LIST	3/10/2015	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	1/13/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	735,588
NET AREA	3,021	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	90		89.35	8,041	CONDITION ELEM	CD
\$NLA(RCN)	\$243	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,206		39.72	47,899	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,206	1994	228.08	275,065	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	905	1994	129.26	116,979	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	BIG	N	BUILT-IN GARAGE	840		87.02	73,096	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	630	2006	129.26	81,433	HEAT	A
				HEATING/COOLING	3	RADIANT HW	1.10	D	WDK	N	WOOD DECK	64		66.73	4,271	ELECT	A
				FUEL SOURCE	1	OIL	1.00	E	BAS	L	BASE AREA	280	2013	228.08	63,862		
				USE	0		1.00	+	PTA	N	PATIO	1,940		16.91	32,796		
									F21	O	FPL 2S 1OP	1		10,951.80	10,952	EFF.YR/AGE	2002 / 20
									FIX	O	XTRA FIXTURES	5		2,647.64	13,238	COND	17 17 %
									GFP	O	GAS FIREPLACE	1		7,956.80	7,957	FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$610,500