Key: 1904

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,919

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KUANG HUA & YIFAN GAO 89 ROBINSON RD BOXBOROUGH, MA 01719	11.0-132-0	19 LONG BOAT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KUANG HUA &	07/17/2020	QS	623,500	33082-163
MORTIMER WILLIAM J ESTATE	05/01/2020	F		32870-1
MORTIMER WILLIAM J	08/23/2013	F		27640-133+4

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

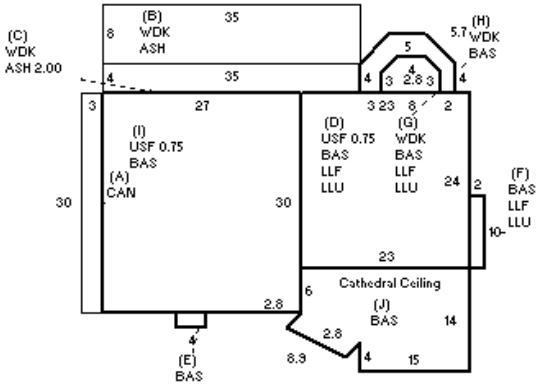
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
890506	08/14/1989	1	NEW CONSTRUC	200,000	04/13/1990	PR	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	25,016	2	1.00	100	1.00	100	1.00	212,130	1.42	A	1.00	R04	0.90			173,590
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90			5,650

TOTAL	25,003 SF	ZONING	1	FRNT	143
Nbhd	S SAG	NOTE	MAP 11 PARCELS 114 & 138 = OPEN SPACE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	179,200	158,600
BUILDING	679,700	601,600
DETACHED	0	0
OTHER	0	0
TOTAL	**858,900**	**760,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/24/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/27/2020	RP
LIST	5/27/2020	RP
REVIEW	5/17/2021	RP

YEAR BLT	1989	SIZE ADJ	0.995
NET AREA	3,406	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CAN	N	CANOPY	90		19.65	1,769
B	ASH	N	ATT SHED	280		33.22	9,301
+	WDK	N	WOOD DECK	508		33.00	16,762
C	ASH	N	ATT SHED	280		33.22	9,301
+	LLU	N	LOWER LEVEL UNF	608		56.01	34,052
+	LLF	L	LOWER LEVEL FIN	608	1989	95.32	57,954
+	USF	L	UPPER STORY FIN	1,022	1989	160.60	164,136
+	BAS	L	BASE AREA	1,776	1989	273.60	485,910
	BMG	O	BSMT GARAGE	3		11,010.37	33,031
	F11	O	FPL 1S 1OP	1		12,385.70	12,386
	FIX	O	XTRA FIXTURES	9		3,289.60	29,606
	MST	O	MAS/METAL STACK	1		6,165.00	6,165

TOTAL RCN	860,372

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$679,700