

Key: 1912

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.927

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
OHEARN JAMES F & MARY ANN OHEARN 940 SCENIC HWY BUZZARDS BAY, MA 02532-2256				11.0-141-0				940 SCENIC HIGHWAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				05/24/2017	QS	980,000	30508-217					
				09/29/2015	F	29167-295						
				12/12/2013	QS	952,500	27878-321					
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	341,765	0.64	A	1.00	CEX	1.45	404,780
300	A	0.045 3	1.00	100	1.00	23,635	1.00	A	1.00	CEX	1.45	1,060

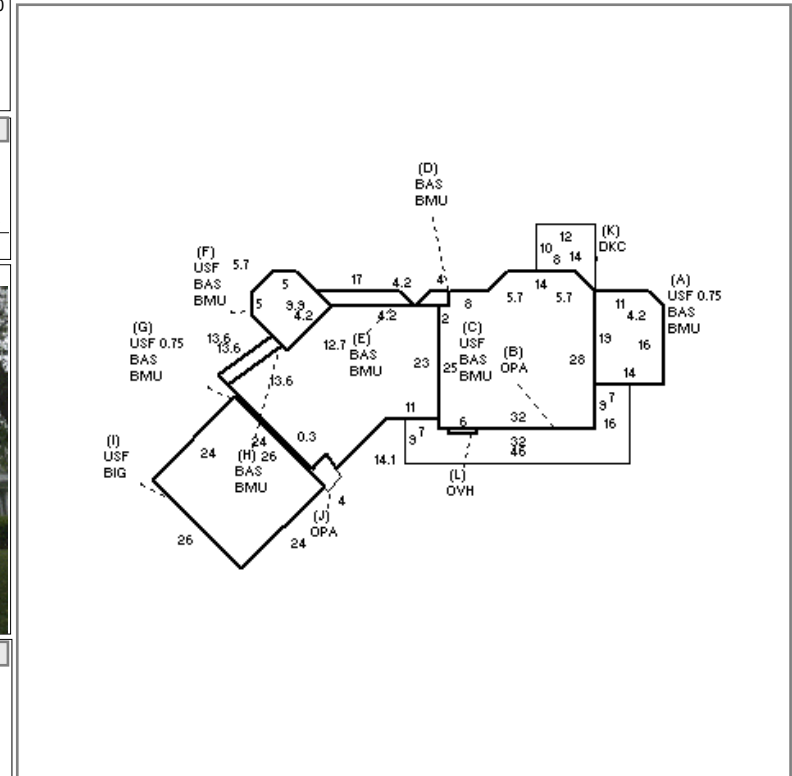
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19424	05/21/2019	3	ALT/RENO	28,600	07/02/2019	TL	100 100
		12	CYCLICAL		08/30/2018	BC	100 100
		12	CYCLICAL		09/06/2016		100 100
01353	06/20/2001	8	POOL	20,000	05/19/2003	TL	100 100
01147	04/02/2001	1	NEW CONSTRUC	650,000	05/19/2003	TL	100 100

TOTAL	1.882 Acres	ZONING	2	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE breathtaking canal views; heated pool	LAND	405,800	359,200			
Infl1	AVG		BUILDING	1,086,400	972,800			
N_Index	AVG		DETACHED	30,300	28,900			
			OTHER	0	0			
			TOTAL	1,522,500	1,360,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.90	10 0.90	16 X 32	2001	512 56.46	26,000
SHF	G	1.20	10 0.90	8 X 12		0.00	
PTD	G	1.20	10 0.90	30 X 38		1,140 4.23	4,300

PHOTO 07/02/2019

BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2019	TL
MODEL	1		RESIDENTIAL	LIST	7/2/2019	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.975
NET AREA	5,057	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	21	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	2,415		42.35	102,271
+	BAS	L	BASE AREA	2,415	2001	253.24	611,570
+	USF	L	UPPER STORY FIN	2,636	2001	133.43	351,713
+	OPA	N	OPEN PORCH	421		90.63	38,167
I	BIG	N	BUILT-IN GARAGE	624		113.57	70,870
K	DKC	N	DECK-COMPOSITE	128		96.70	12,377
L	OVH	L	OVERHANG	6	2001	279.00	1,674
F21	O	FPL 2S 1OP		1		13,566.00	13,566
FIX	O	XTRA FIXTURES		16		3,279.65	52,474
GFP	O	GAS FIREPLACE		2		9,856.10	19,712
JAC	O	JACUZZI		1		18,911.40	18,911

TOTAL RCN	1,293,295
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,086,400