

Key: 2040

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.051

LEGAL

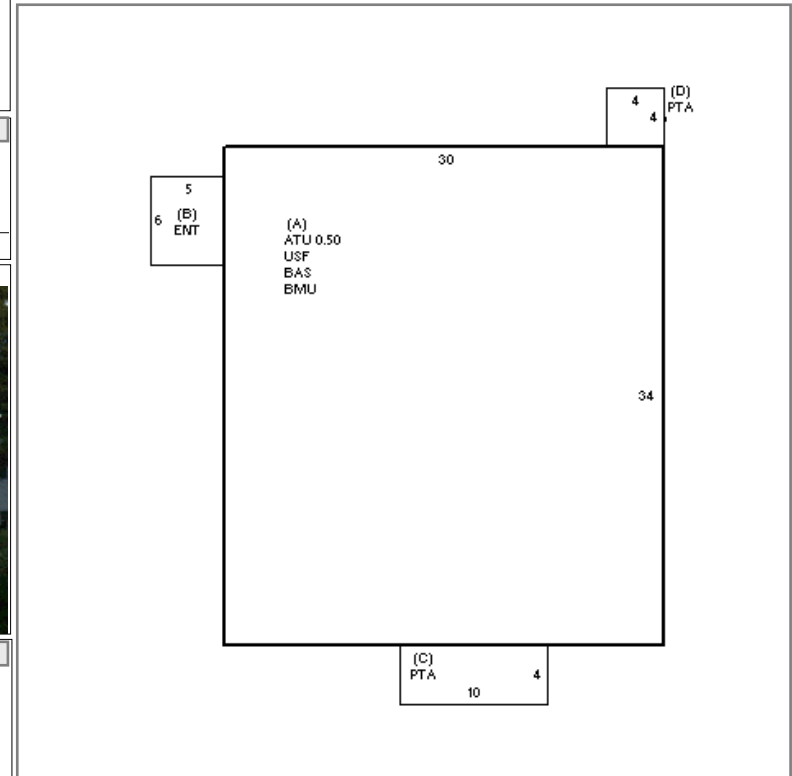
| CURRENT OWNER                                     |  |  |  | PARCEL ID  |    |            |              | LOCATION    |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| HUFF MARICA H<br>PO BOX 332<br>SAGAMORE, MA 02561 |  |  |  | 11.4-91-0  |    |            |              | 25 ADAMS ST |  |  |  |
| TRANSFER HISTORY                                  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| HUFF MARICA H                                     |  |  |  | 10/14/2020 | F  |            | 10 33357-304 |             |  |  |  |
| HUFF MARCIA H                                     |  |  |  | 01/01/1401 | XX |            | 02215-0108   |             |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |           |        | BN ID      | BN | CARD   |     |
|--------|--------|-------------|-----------|--------|------------|----|--------|-----|
| 1040   | 100    | TWO-FAMILY  |           |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT | TY          | DESC      | AMOUNT | INSP       | BY | 1st    | %   |
|        |        | 2           | ADDITIONS | 10,000 | 06/30/2017 |    | 100    | 100 |
|        |        | 13          | OTHER     |        |            |    | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 13,420   | 2    | 1.00  | 100 1.00 | 212,130  | 2.41 | A    | 1.00 | R04 | 0.90       | 157,210   |

|         |           |                                      |          |         |         |          |         |          |
|---------|-----------|--------------------------------------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 13,416 SF | ZONING                               | 1        | FRNT    | 45      | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | S SAG     | NOTE<br>Also 97' frontage on West St | LAND     | 157,200 | 139,100 |          |         |          |
| Infl1   | AVG       |                                      | BUILDING | 253,500 | 224,300 |          |         |          |
| N_Index | AVG       |                                      | DETACHED | 16,800  | 16,000  |          |         |          |
|         |           |                                      | OTHER    | 0       | 0       |          |         |          |
|         |           |                                      | TOTAL    | 427,500 | 379,400 |          |         |          |



DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| BBN | A    | 1.00 | 50 0.50  |    | 1,080 | 31.20     | 16,800 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 10/23/2019 | RP  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 10/23/2019 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 10/23/2019 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

G

| YEAR BLT   | 1905  | SIZE ADJ   | 1.005 | ELEMENT              | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 396,143 |
|------------|-------|------------|-------|----------------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,076 | DETAIL ADJ | 1.000 | FOUNDATION           | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,020 |      | 38.11     | 38,875  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$191 | OVERALL    | 1.040 | EXT COVER            | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 1,020 | 1905 | 200.64    | 204,655 | EXTERIOR       | F       |
|            |       |            |       | ROOF SHAPE           | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 1,020 | 1905 | 108.67    | 110,840 | INTERIOR       | F       |
|            |       |            |       | ROOF COVER           | 1  | ASPH/COMP SHIN | 1.00 | A | ATU | N | ATTIC UNF       | 510   |      | 44.18     | 22,529  | KITCHEN        | F       |
|            |       |            |       | FLOOR COVER          | 23 | SOFTWOOD-W/W   | 1.00 | B | ENT | N | ENCLOSED ENTRY  | 30    |      | 88.35     | 2,651   | BATHS          | F       |
|            |       |            |       | INT. FINISH          | 1  | PLASTER        | 1.00 | + | PTA | N | PATIO           | 56    |      | 15.62     | 875     | HEAT           | O       |
|            |       |            |       | HEATING/COOLING      | 2  | HOT WATER      | 1.02 |   | BAY | L | BAYWINDOW       | 36    | 1905 | 189.30    | 6,815   | ELECT          | O       |
|            |       |            |       | FUEL SOURCE          | 1  | OIL            | 1.00 |   | FIX | O | XTRA FIXTURES   | 4     |      | 2,225.75  | 8,903   |                |         |
|            |       |            |       | USE                  | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | EFF.YR/AGE 1983 / 39 |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | COND 36 36 %         |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | FUNC 0               |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | ECON 0               |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | DEPR 36 % GD 64      |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | RCNLD \$253,500      |    |                |      |   |     |   |                 |       |      |           |         |                |         |