

Key: 2084

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.094

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MORRIS THEODORE A III & KAREN 15 DANA ROAD READING, MA 01867				12.1-3-0				93 HUNTERS BROOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORRIS THEODORE A III & BERNARDETTE GRIFFIN & GRIFFIN BERNARDETTE J				12/27/2019	F	1	32582-35				
				09/24/2019	F	1	32321-53				
				09/24/2019	N		32321-51				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17904	11/06/2017	3	ALT/RENO	9,000			100	100
13798	11/18/2013	3	ALT/RENO	21,000			100	100
12364	06/05/2012	3	ALT/RENO	16,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,117 1	1.00	100	1.00	235,700	1.52	A	1.00	R03	1.00	189,900

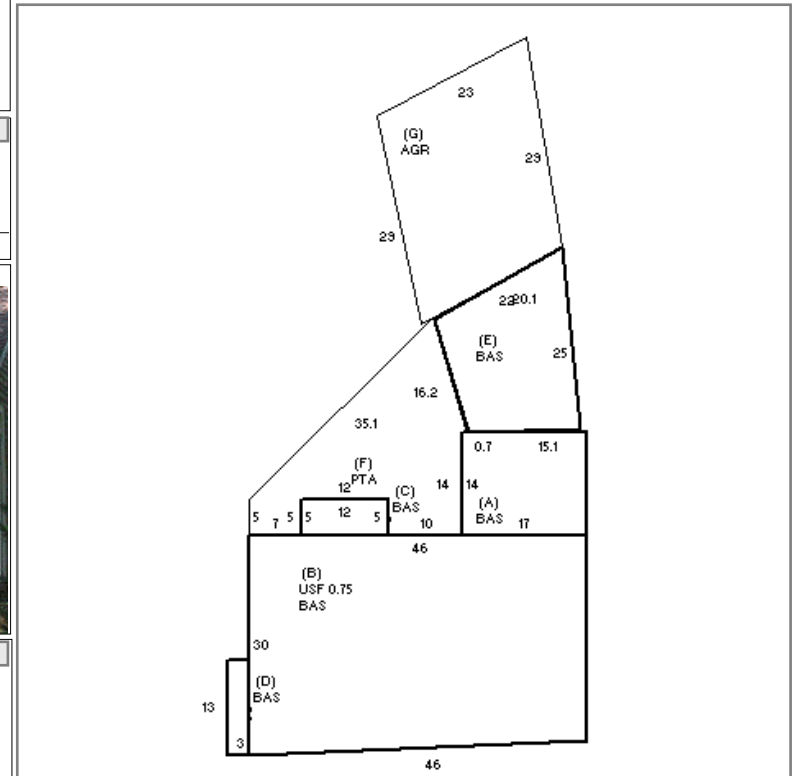
TOTAL	23,130 SF	ZONING	1	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also 85' frontage on Meeting House Lane	LAND	189,900	168,100			
Infl1	AVG		BUILDING	553,400	489,800			
N_Index	AVG		DETACHED	11,800	11,200			
			OTHER	136,300	120,600			
			TOTAL	891,400	789,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50 18 X 36		648	26.10	8,500
SHF	G	1.20	10 0.90 12 X 16		192	19.14	3,300



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/13/2019	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/13/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1670	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,020	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$229	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	
ROOMS	9	1.00	FLOOR COVER	2	SOFTWOOD	1.02	
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	
FIXTURES	11	1.00	FUEL SOURCE	2	GAS	1.00	
GARAGE CAPACITY	2	1.00	USE	0		1.00	
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,019	1670	226.24	456,776
B	USF	L	UPPER STORY FIN	1,001	1670	136.86	136,999
F	PTA	N	PATIO	466		17.90	8,341
G	AGR	N	ATT GARAGE	623		76.53	47,677
	CPC	O	CAPE CELLAR	1		4,970.70	4,971
	F22	O	FPL 2S 2OP	1		12,138.40	12,138
	FIX	O	XTRA FIXTURES	6		2,803.47	16,821
	HTB	O	HOT TUB	1		8,078.70	8,079

TOTAL RCN	691,801
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1999 / 23	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$553,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

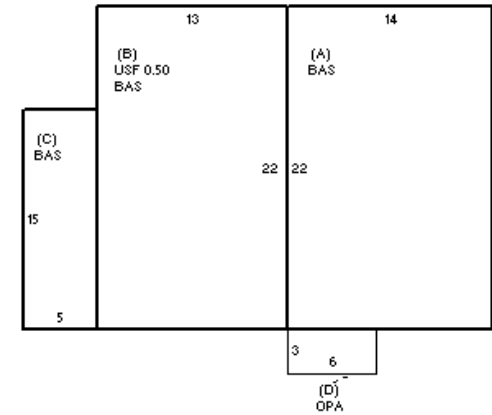
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	136,300	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/13/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/13/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1870	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	179,293				
NET AREA	812	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	669	1870	218.81	146,387	CONDITION ELEM	CD				
\$NLA(RCN)	\$221	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	143	1870	116.73	16,692	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	18		100.83	1,815	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CRL	N	BSMT CRAWL	286		36.34	10,394	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.02		CPC	O	CAPE CELLAR	1		4,005.60	4,006	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A				
				FUEL SOURCE	1	OIL	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	1995 / 27		
																		COND	24 24 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	24	% GD	76
																		RCNLD	\$136,300		