

Key: 2116

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.127

LEGALS

LAND

DETACHED

BUILDING

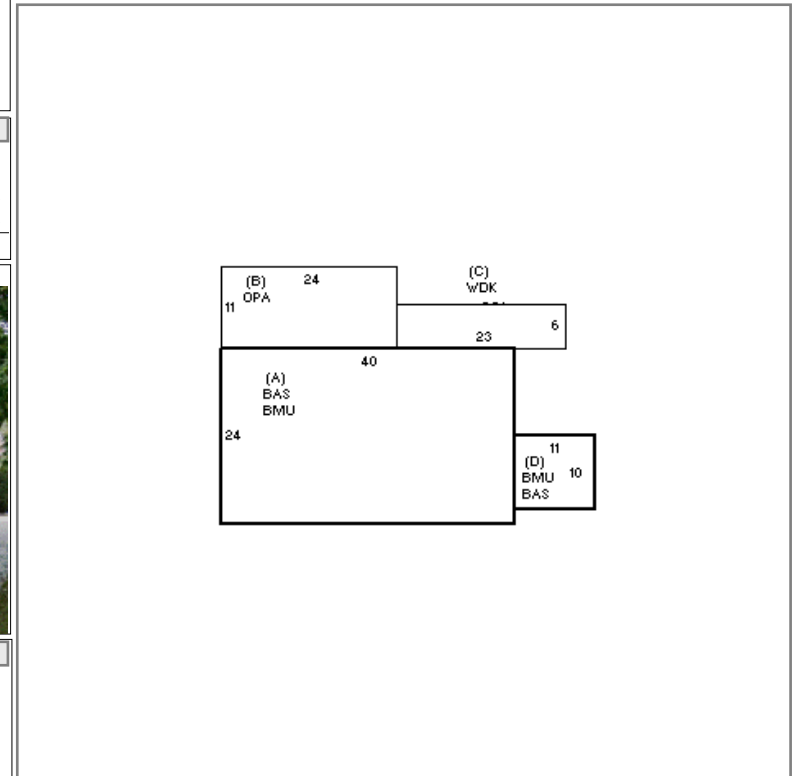
CURRENT OWNER				PARCEL ID				LOCATION							
METCALF MICHAEL S & PATRICIA J METCALF				12.1-32-0				48 HUNTERS BROOK RD							
48 HUNTERS BROOK RD				TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
SAGAMORE BEACH, MA 02562-2410				METCALF MICHAEL S &				02/17/1998		QS		118,900		11227-200	

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	%
11671	10/25/2011	10	WOODSTOVE	5,000				
02535	08/14/2002	6	FENCE	400	02/25/2004	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,060	1	1.00	100	1.00	100	1.00	235,700	1.34	A	1.00	R03	1.00			196,090

TOTAL	27,051 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also 120' frontage on Lucia Lane	LAND	196,100	173,500			
Infl1	AVG		BUILDING	225,300	199,400			
N_Index	AVG		DETACHED	1,300	1,800			
			OTHER	0	0			
			TOTAL	422,700	374,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 20		160	15.95	1,300



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/25/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/25/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,579		
NET AREA	1,070	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,070		36.64	39,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	264		59.14	15,612	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	138		39.71	5,479	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,070	1964	192.90	206,400	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	F	F12	O	FPL 1S 2OP	1		8,460.80	8,461	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	3		2,140.00	6,420	BATHS	G			
				HEATING/COOLING	1	FORCED AIR	1.00								HEAT	A			
				FUEL SOURCE	1	OIL	1.00								ELECT	A			
				USE	0		1.00												
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$225,300