

Key: 2120

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.131

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION            |  |  |  |
|--|--|--|--|------------|---|------------|--------------|---------------------|--|--|--|
| DOBSON PAUL<br>C/O DOBSON PAUL TRS<br>374 SILVER ST<br>HANOVER, MA 02339 |  |  |  | 12.1-36-0  |   |            |              | 64 HUNTERS BROOK RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| DOBSON PAUL TRS  |  |  |  | 04/27/2023 | F | 1          | 35753-262    |                     |  |  |  |
| DOBSON PAUL  |  |  |  | 05/24/2018 | N | 180,000    | 31289-333    |                     |  |  |  |
| KOSKELLA KRISTIN MEREDITH  |  |  |  | 02/26/2014 | H | 1          | 28004-47+51  |                     |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 11,152 1 | 1.00 | 100   | 1.00    | 100      | 1.00 | 235,700 | 2.84 | A  | 1.00       | R03 1.00  | 171,130 |

| TOTAL   | 11,151 SF | ZONING                                    | 1            | FRNT           | 55             | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|---|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | N SAG     | NOTE<br>Also 143' frontage on Washburn St | LAND         | 171,100        | 151,500        |          |         |          |
| Infl1   | AVG       |   | BUILDING     | 183,400        | 162,300        |          |         |          |
| N_Index | AVG       |   | DETACHED     | 2,900          | 5,000          |          |         |          |
|         |           |   | OTHER        | 0              | 0              |          |         |          |
|         |           |   | <b>TOTAL</b> | <b>357,400</b> | <b>318,800</b> |          |         |          |

DETACHED

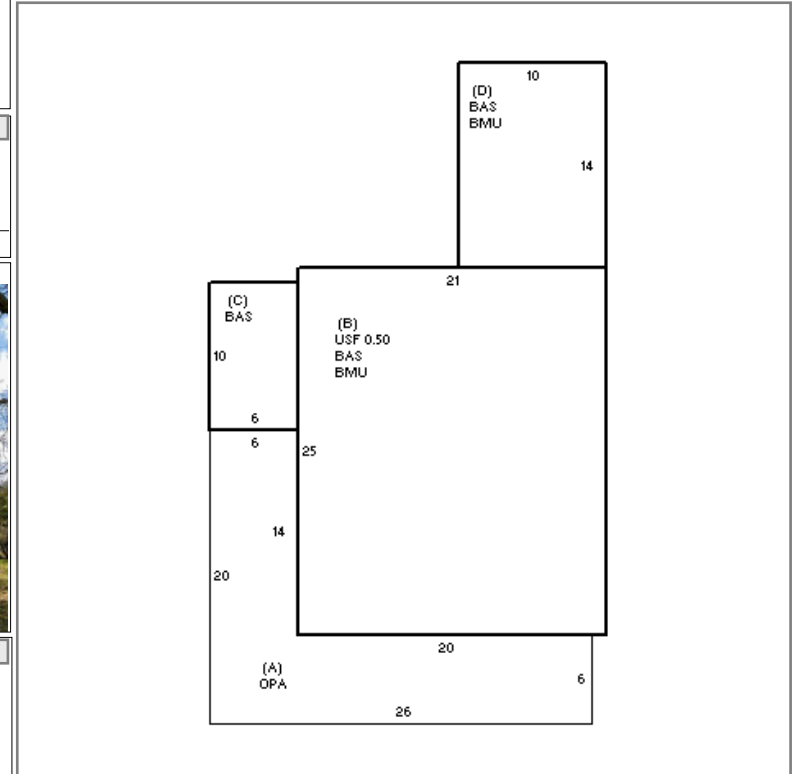
| TY  | QUAL | COND         | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| DGF | A    | 1.00 80 0.20 | 18 X 20  | 1976 | 360   | 40.60     | 2,900 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/19/2021 | NMP |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/5/2018  | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT        | 1900  | SIZE ADJ   | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA        | 988   | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$244 | OVERALL    | 1.060 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 1.5   | 1.00       |       |
| ROOMS           | 6     | 1.00       |       |
| BEDROOMS        | 3     | 1.00       |       |
| BATHROOMS       | 1     | 1.00       |       |
| FIXTURES        | 5     | 1.00       |       |
| GARAGE CAPACITY | 2     | 1.00       |       |
| % BSMT FINISH   | 0     | 1.00       |       |
| # OF HALF BATHS | 0     | 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     | 2  | SOFTWOOD       | 1.02 |
| INT. FINISH     | 1  | PLASTER        | 1.00 |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| FUEL SOURCE     | 1  | OIL            | 1.00 |
| USE             | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | OPA | N | OPEN PORCH      | 240   |      | 63.63     | 15,272  |
| + | BMU | N | BSMT UNFINISHED | 665   |      | 49.77     | 33,097  |
| B | USF | L | UPPER STORY FIN | 263   | 1900 | 118.97    | 31,289  |
| + | BAS | L | BASE AREA       | 725   | 1900 | 223.02    | 161,691 |

| TOTAL RCN      | 241,349    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1995 / 27  |
| COND           | 24 24 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 24 % GD 76 |
| RCNLD          | \$183,400  |