

Key: 2202

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.213

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|---|--|------------|---------------------|------------|--------------|
| OCONNOR EDWARD M & PATRICIA TR OCONNOR FAMILY REALTY TRUST PO BOX 143 SAGAMORE BEACH, MA 02562 | | 12.1-110-0 | 59 HUNTERS BROOK RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| OCONNOR EDWARD M & PATRIC | | 03/20/2015 | F | 10 | 28748-350 |
| OCONNOR EDWARD M ETUX | | 07/16/2014 | F | | N/A-N/A |
| OCONNOR EDWARD M ETUX | | 06/20/2014 | QS | 240,000 | 28215-343 |

| 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

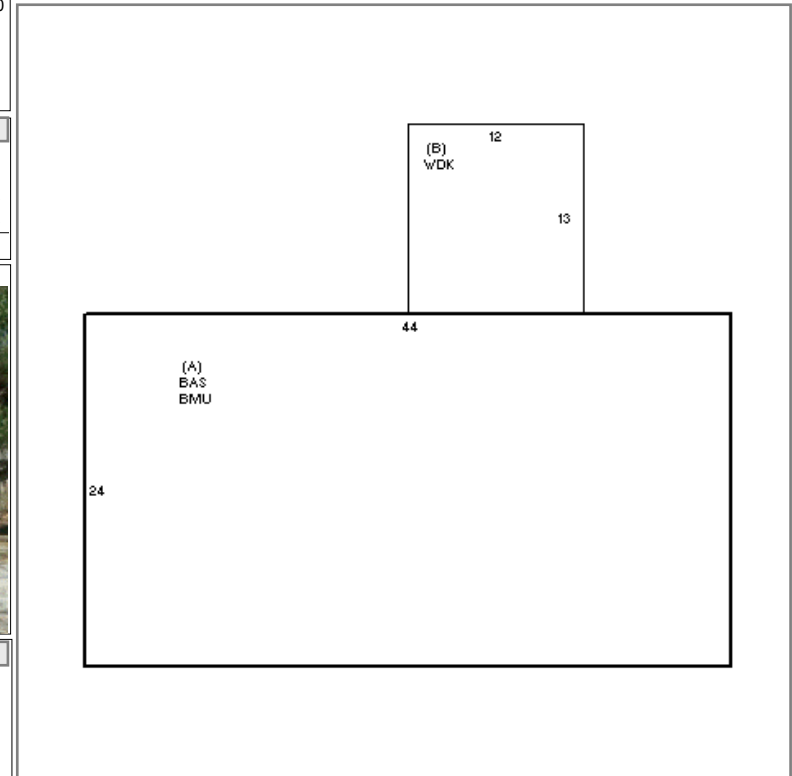
| CD | T | AC/SF/UN | Nbhd | Infl1 | N | Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-----|-------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | 1 | 1.00 | 100 | 1.00 | 235,700 | 1.00 | A | 1.00 | R03 | 1.00 | 216,390 |
| 300 | A | 0.082 | 1 | 1.00 | 100 | 1.00 | 16,300 | 1.00 | A | 1.00 | R03 | 1.00 | 1,340 |

| TOTAL | 43,560 SF | ZONING | 1 | FRNT | 180 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------------------------------------|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | NOTE 309' frontage on Patty's Way | LAND | | 217,700 | 192,700 | | |
| Infl1 | AVG | | BUILDING | | 204,600 | 181,100 | | |
| N_Index | AVG | | DETACHED | | 0 | 0 | | |
| | | OTHER | | 0 | 0 | | | |
| | | TOTAL | | 422,300 | 373,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 7/19/2021 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/5/2014 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1984 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 262,352 | | | | | | | | | | | | | | |
|----------------|------------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|---------|----------|---|---------|---|-------|------------|------|---|-------|---|
| NET AREA | 1,056 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,056 | | 36.64 | 38,694 | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$248 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 1,056 | 1984 | 192.90 | 203,699 | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 156 | | 35.14 | 5,483 | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,056.90 | 8,057 | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,140.00 | 6,420 | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr><td>EXTERIOR</td><td>A</td></tr> <tr><td>INTERIOR</td><td>A</td></tr> <tr><td>KITCHEN</td><td>A</td></tr> <tr><td>BATHS</td><td>A</td></tr> <tr><td>HEAT</td><td>A</td></tr> <tr><td>ELECT</td><td>A</td></tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | A | INTERIOR | A | KITCHEN | A | BATHS | A | HEAT | A | ELECT | A |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th>1997 / 25</th> </tr> </thead> <tbody> <tr><td>COND</td><td>22 22 %</td></tr> <tr><td>FUNC</td><td>0</td></tr> <tr><td>ECON</td><td>0</td></tr> <tr><td>DEPR</td><td>22 % GD 78</td></tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 | COND | 22 22 % | FUNC | 0 | ECON | 0 | DEPR | 22 % GD 78 | | | | |
| EFF.YR/AGE | 1997 / 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 22 22 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 22 % GD 78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$204,600</th> </tr> </thead> </table> | | | | | | | | | | | | | | RCNLD | \$204,600 | | | | | | | | | | | | |
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