

Key: 2444

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.469

LEGALS

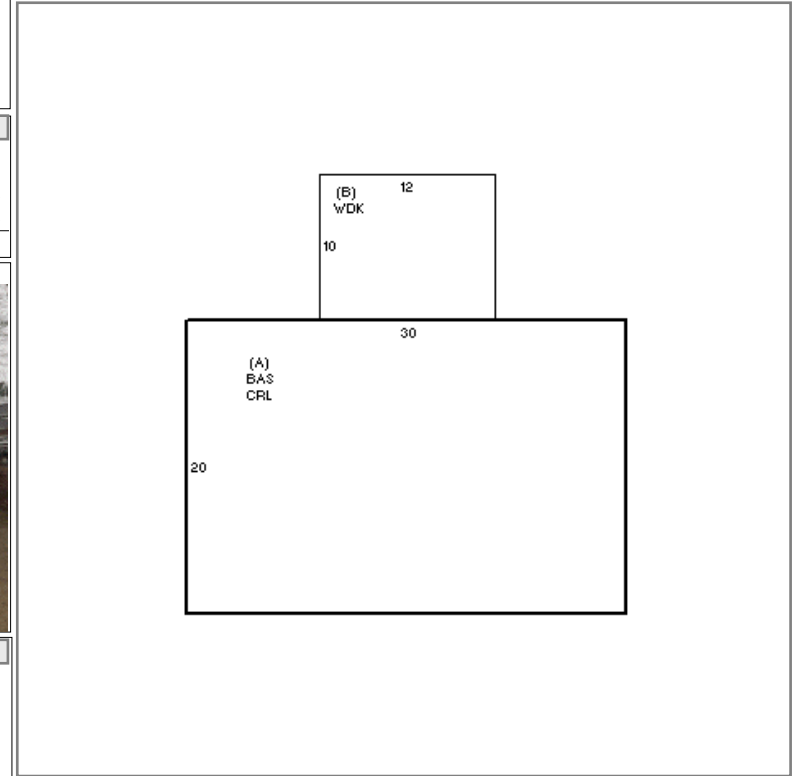
| CURRENT OWNER                                                                    |  |  |  | PARCEL ID                |    |              |          | LOCATION               |   |              |              |  |  |
|----------------------------------------------------------------------------------|--|--|--|--------------------------|----|--------------|----------|------------------------|---|--------------|--------------|--|--|
| MANN SUSAN C TRS SUSAN C<br>MANN REVOCABLE TRUST<br>PO BOX 41<br>ONSET, MA 02558 |  |  |  | 14.0-45-0                |    |              |          | 621 HEAD OF THE BAY RD |   |              |              |  |  |
|                                                                                  |  |  |  | TRANSFER HISTORY         |    |              |          | DOS                    | T | SALE PRICE   | BK-PG (Cert) |  |  |
|                                                                                  |  |  |  | MANN SUSAN C TRS SUSAN C |    |              |          | 10/19/2020             | F | 10 33374-233 |              |  |  |
| MANN MARJORIE F TRS                                                              |  |  |  | 11/16/2015               | F  | 10 29274-107 |          |                        |   |              |              |  |  |
| MANN MARJORIE                                                                    |  |  |  | 01/08/1990               | QS | 125,000      | 7015-331 |                        |   |              |              |  |  |

| 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        | %          |
| EXB-20-133<br>09181 | 07/21/2020<br>05/08/2009 | 15<br>3       | INSULATE/WEA<br>ALT/RENO | 4,300<br>3,650 |       |    | 100<br>100 | 100<br>100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 19,200   | 4    | 1.00  | 100 1.00 | 388,905  | 1.77 | A    | 1.00 | BEX | 1.65       | 303,190   |

| TOTAL   | 19,210 SF | ZONING                                  | 2        | FRNT    | 80      | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|-----------------------------------------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BBAY      | N<br>O<br>T<br>E<br>steps down to water | LAND     | 303,200 | 268,300 |          |         |          |
| Infl1   | AVG       |                                         | BUILDING | 81,600  | 72,200  |          |         |          |
| N_Index | AVG       |                                         | DETACHED | 0       | 0       |          |         |          |
|         |           |                                         | OTHER    | 0       | 0       |          |         |          |
| TOTAL   |           |                                         |          | 384,800 | 340,500 |          |         |          |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 02/13/2020 |
|----|------|------|----------|----|-------|-----------|-------|-------|------------|
|    |      |      |          |    |       |           |       |       |            |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/13/2020 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/13/2020 | TL |
| STYLE    | 6  | 0.70 | COTTAGE [100%]    | REVIEW  |           |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BUILDING

| YEAR BLT   | 1950  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 107,413 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|--------|----------------|---------|
| NET AREA   | 600   | DETAIL ADJ | 1.000 | FOUNDATION      | 1  | PIER           | 1.00 | A | CRL | N | BSMT CRAWL  | 600   |      | 18.34     | 11,005 | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$179 | OVERALL    | 0.700 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BAS | L | BASE AREA   | 600   | 1950 | 155.04    | 93,022 | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | WDK | N | WOOD DECK   | 120   |      | 28.22     | 3,386  | INTERIOR       | A       |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |   |     |   |             |       |      |           |        | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   |     |   |             |       |      |           |        | BATHS          | A       |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |             |       |      |           |        | HEAT           | A       |
|            |       |            |       | HEATING/COOLING | 7  | FL/WALL UNIT   | 0.98 |   |     |   |             |       |      |           |        | ELECT          | A       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |             |       |      |           |        |                |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |             |       |      |           |        |                |         |

| EFF.YR/AGE | 1995 / 27 |         |
|------------|-----------|---------|
| COND       | 24        | 24 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 24        | % GD 76 |
| RCNLD      | \$81,600  |         |