

Key: 251

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 247

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HILDEBRANDT JULIA C TRS JULIA C HILDEBRANDT TRUST 35 CHARTWELL DRIVE BOURNE, MA 02532				3.0-126-0				35 CHARTWELL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HILDEBRANDT JULIA C TRS				08/28/2019	F	1	32251-231				
HILDEBRANDT JULIA C				03/12/2019	QS	360,000	31884-52				
MCLAUGHLIN RYAN W ETUX				03/08/2017	QS	335,000	30338-286				

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	%
02258	05/01/2002	12	CYCLICAL		12/19/2017	TL	100	100
200186	04/03/2000	9	DECK	6,450	05/29/2003	TL	100	100
920623	12/16/1992	4	DETACH.STRUC	1,000	04/27/2001	TL	100	100
		1	NEW CONSTRUC	22,000	08/02/1994	DMB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,934	3	1.00	100	1.00	100	1.00	212,130	2.07	A	1.00	R05	0.90			160,760

TOTAL	15,943 SF	ZONING	2	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	160,800	158,100			
Infl1	AVG		BUILDING	299,600	265,100			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	462,500	425,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 14		140	16.42	2,100



(A)
USF 0.75
BAS
BMU

24

32

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	1/31/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	322,194		
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		51.86	39,829	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1992	232.40	178,482	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1992	123.97	71,406	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	384		65.83	25,279	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	7.7 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$299,600