Key: **263**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 260

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HORN MICHAEL ALAN &	3.0-138-0	8 LORD HAYFORD RD
KIMBERLY RAY HORN		
8 LORD HAYFORD RD		
BUZZARDS BAY, MA 02532-2358		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HORN MICHAEL ALAN &	06/29/1999	QS	151,000	12372-148
FAY DORIS A	07/30/1992	QS	128,555	9749-105

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-22-627	09/22/2022	3	ALT/RENO	12,400			100	100
		12	CYCLICAL		01/18/2018	TL	100	100
920166	04/14/1992	1	NEW CONSTRUC	29,500	01/19/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,068	3 1.00	100 1.00	100 1.00	212,130	1.70	A 1.00	R05 0.90			166,610

TOTAL	20,081 SF	ZONING	2	FRNT	105

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

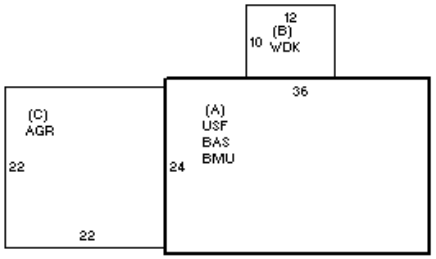
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	163,800
BUILDING	301,400	266,700
DETACHED	0	0
OTHER	0	0
TOTAL	**468,000**	**430,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/19/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/18/2018	TL
LIST	1/18/2018	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		38.30	33,094
A	BAS	L	BASE AREA	864	1992	208.30	179,970
A	USF	L	UPPER STORY FIN	864	1992	113.08	97,698
B	WDK	N	WOOD DECK	120		41.51	4,981
C	AGR	N	ATT GARAGE	484		64.92	31,422
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	363,129

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$301,400