

Key: 268

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 265

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
STEWART JOHN P & JENNIFER M STEWART 3 LORD HAYFORD RD BOURNE, MA 02532-2358		3.0-143-0	3 LORD HAYFORD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
STEWART JOHN P & DUKE NANCY GAIL		06/14/2001	QS	212,000	13936-274	
		05/01/1992	QS	103,480	07998-00119	

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 %
19144	03/06/2019	3	ALT/RENO	33,282	07/01/2019		100 100
920068	02/19/1992	12	CYCLICAL	28,900	01/18/2018	TL	100 100
		1	NEW CONSTRUC		01/19/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,708	3	1.00	100	1.00	100	1.00	212,130	1.60	A	1.00	R05	0.90		168,920

TOTAL	21,693 SF	ZONING	2	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	168,900	166,100			
Infl1	AVG		BUILDING	264,600	234,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	433,500	400,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/1/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

32

(A)  
USF 0.75  
BAS  
BMF 0.50  
BMU

5  
(B)  
WDK T

24

YEAR BLT	1992	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$237	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	384		64.64	24,823
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1992	228.21	175,266
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	576	1992	121.74	70,119
FLOOR COVER	35	WW-VINYL	1.00	B	WDK	N	WOOD DECK	35		70.14	2,455
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,356.17	7,069
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	318,844
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	\$264,600